

LEGEND AND ABBREVIATIONS

EXISTING SYMBOL	DESCRIPTION	ABBREVIATIONS	DESCRIPTION
	SECTION CORNER FOUND	CB	CATCH BASIN
	SECTION QTR CORNER FOUND	CL	CENTERLINE
	SECTION CORNER CALC'D	CMP	CORRUGATED METAL PIPE
	SECTION QTR CORNER CALC'D	CP	CONCRETE PIPE
	MONUMENT IN CASE	CCP	CONCRETE CYLINDER PIPE
	MONUMENT CALC'D	EL	ELEVATION
	FOUND REBAR & CAP AS NOTED	EXIST.	EXISTING
	SET REBAR & CAP (PLS 52841 & 2010918)	FL	FLOWLINE
	SIGN POST	IE	INVERT ELEVATION
	MAILBOX	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
	CATCH BASIN	R	PROPERTY LINE
	STORM MANHOLE	POB	POINT OF BEGINNING
	CULVERT	PP	POWER POLE
	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE PIPE
	WATER VALVE	R/W	RIGHT-OF-WAY
	WATER METER	STA	STATION
	IRRIGATION CONTROL VALVE	SD	STORM DRAIN
	GAS VALVE	SS	SANITARY SEWER
	GUY ANCHOR	SSMH	SANITARY SEWER MANHOLE
	UTILITY/POWER POLE	SWPE	SOLID WALL POLYETHYLENE PIPE
	POWER VAULT	TYP	TYPICAL
	POWER TRANSFORMER	TBR	TO BE REMOVED
	SANITARY SEWER MANHOLE	WPM	WATER PAINT MARK
	CONIFEROUS TREE	A	ALDER
	METAL FENCING	C	CEDAR
	GAS PAINT MARK	OW	COTTONWOOD
	WATER PAINT MARK	HEM	HEMLOCK
	POWER PAINT MARK	H	HOLLY
	SEWER PAINT MARK	M	MAPLE
	TELEPHONE PAINT MARK	P	PINE
	UNDERGROUND POWER	S	SPRUCE
		U	UNKNOWN

PROPOSED WATER SYMBOLS	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11" BEND
	45° BEND
	90° BEND
	22" BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SEWER SYMBOLS	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

CONTACT LIST

APPLICANT: DR HORTON - SEATTLE DIVISION 11241 SLATER AVE NE, SUITE 200 KIRKLAND, WASHINGTON 98033 CONTACT: JON BEEM PHONE: (425) 821-3400 ex. 5406 CELL: (425) 324-0572 EMAIL: jbeem@drhorton.com	CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WA 98072 CONTACT: TOM ABBOTT, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: tabbott@ldccorp.com
SURVEYOR: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WA 98072 CONTACT: VINCE TOWNSEND, PLS PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: vtownsend@ldccorp.com	LANDSCAPE ARCHITECT: CRAMER DESIGN CONSULTANTS, INC 1909 242ND ST SE BOTHELL, WASHINGTON 98012 CONTACT: GAYLE CRAMER PHONE: (425) 241-6258 FAX: (425) 482-2893 EMAIL: cdclsa@frontier.com
ARBORIST: CREATIVE LANDSCAPE SOLUTIONS 17518 NE 118TH WAY NE REDMOND, WASHINGTON 98052 CONTACT: SUSAN PRINCE PHONE: (425) 890-3808 EMAIL: sprince202@aol.com	WETLAND BIOLOGIST: ACRE ENVIRONMENTAL CONSULTING, LLC. 17518 NE 118TH WAY NE LAKE FOREST PARK, WASHINGTON 98155 CONTACT: LOUIS EMMENHISER PHONE: (206) 450-7746 EMAIL: louis@acreenvironmental.com
TRAFFIC ENGINEER: KIMLEY-HORN 22722 29TH DR SE, SUITE 100 BOTHELL, WA 98021 CONTACT: BRAD LINCOLN, PE PHONE: (425) 708-8275 EMAIL: Brad.Lincoln@kimley-horn.com	GEOTECHNICAL ENGINEER: THE RILEY GROUP, INC. 17522 BOTHELL WAY NE BOTHELL, WA 98011 CONTACT: KRISTINA WELLER, PE PHONE: (425) 415-0551 FAX: (425) 415-0311

PROJECT INFORMATION

TAX PARCELS:	2224069039
SITE ADDRESS:	4929 ISSAQUAH-PINE LAKE RD SE ISSAQUAH, WA 98029
SITE AREA:	232,555 SF 5.34 AC
CURRENT ZONING:	SF-SL
PROPOSED ZONING:	SF-SL
PROPOSED LAND USE:	RESIDENTIAL
PROPOSED LOTS:	23
WATER:	SAMMAMISH PLATEAU WATER
SEWER:	SAMMAMISH PLATEAU WATER
POWER:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ISSAQUAH #411
FIRE DISTRICT:	EASTSIDE FIRE
REQUIRED MINIMUM SETBACKS:	
FRONT:	10'
REAR:	20'
SIDE:	6'
NEIGHBORHOOD SUBAREA:	NORTH ISSAQUAH
CARA DESIGNATION:	CLASS 3

PROJECT STANDARDS

2014 DEPARTMENT OF ECOLOGY MANAGEMENT MANUAL FOR WESTERN WASHINGTON
2017 CITY OF ISSAQUAH STORMWATER DESIGN MANUAL ADDENDUM
2010 CITY OF ISSAQUAH STREET STANDARDS
2021 CITY OF ISSAQUAH STORMWATER STANDARDS
NOTE: DEVELOPMENT TO BE SERVED BY SAMMAMISH PLATEAU WATER FOR SEWER AND WATER UTILITIES

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UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

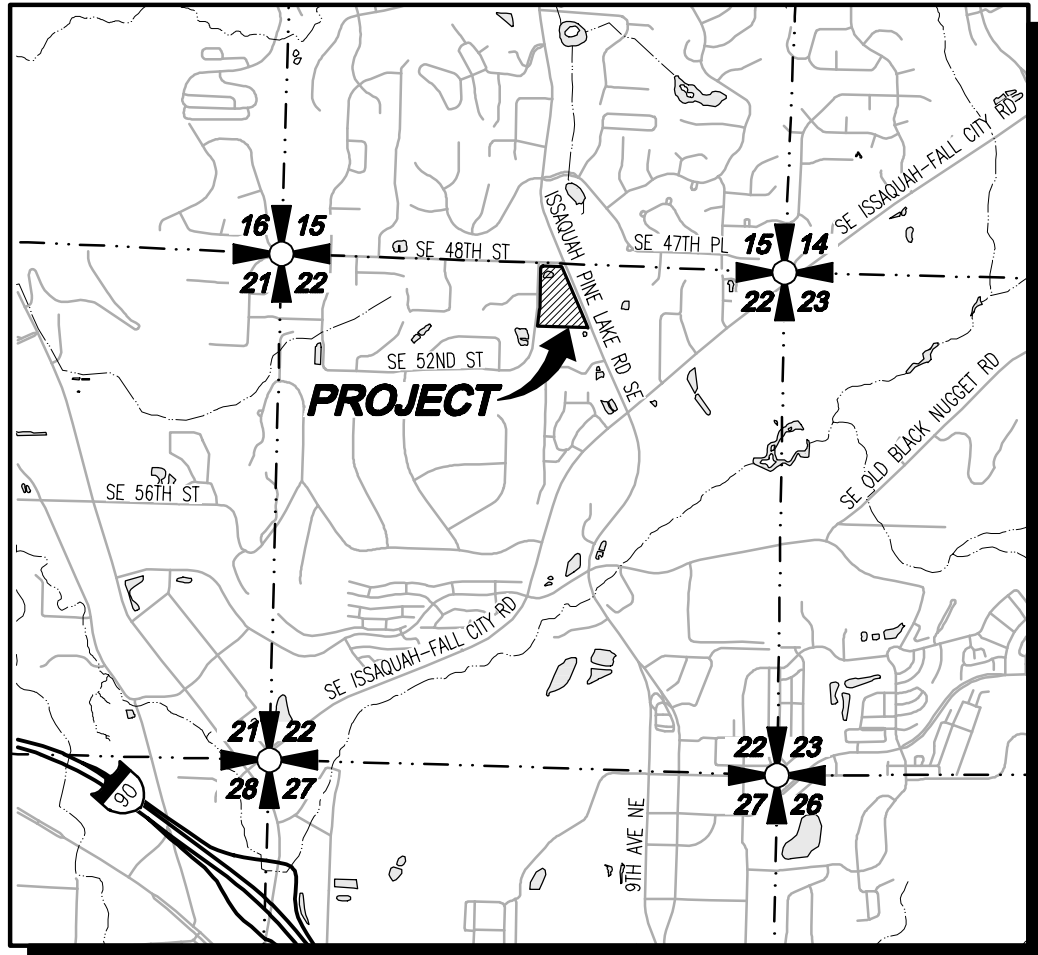
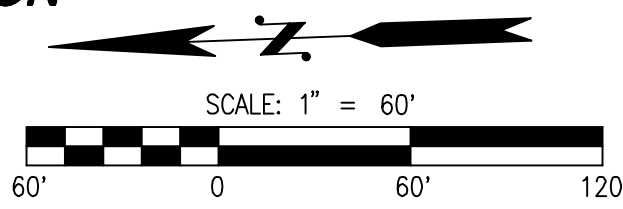


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A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, T24N, R6E, W.M., KING COUNTY, WASHINGTON

PARKLAND HEIGHTS
PRELIMINARY PLAT

CPD PERMIT# PP22-00001



VICINITY MAP

SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

QUIT CLAIM DEED RECORDING NO. 2015005000960

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24, NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE SOUTHWESTERLY MARGIN OF VAUGHN HILL ROAD EXTENSION (ALSO KNOWN AS ISSAQUAH-PINE LAKE ROAD SOUTHEAST); EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2440235; AND EXCEPT THE PORTION CONVEYED TO THE CITY OF ISSAQUAH, STATE OF WASHINGTON FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 20130215000971;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

SITE BENCHMARK

PROJECT BENCHMARK: (NORTH AMERICAN VERTICAL DATUM-1988)

MONUMENT IN CASE AT N1/4 CORNER SECTION 22, T24N, R6E, WM
KING COUNTY SURVEY PT.#2266
PUBLISHED ELEVATION = 397.51 FEET

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
MONUMENTED NORTH LINE OF THE NE QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 E:
(BEARING = N 87°39'52" W)

REFERENCES

- (R1) CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN04-00065
REC. NO. 20041014900002
- (R2) PLAT OF ASPEN MEADOWS
REC. NO. 20010322001027
- (R3) RECORD OF SURVEY
REC. NO. 198207149002
- (R4) KING COUNTY SHORT PLAT NO. S8950278
REC. NO. 199609239015
- (R5) RECORD OF SURVEY
REC. NO. 198210209005
- (R6) SLOPE EASEMENT
REC. NO. 20130215000972
- (R7) QUIT CLAIM DEED
REC. NO. 20130215000971

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND
LEICA GS-16 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES
SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

IMPERVIOUS AREAS

EXISTING IMPERVIOUS:	0.58 AC	(10.9%)
REMOVED IMPERVIOUS:	0.58 AC	(10.9%)
REPLACED IMPERVIOUS:	0.0 AC	(0.0%)
NEW IMPERVIOUS:	2.27 AC	(42.5%)

DISTURBED AREA

PRELIMINARY DISTURBED AREA: 231,188 SF (5.30 AC)

REVISIONS

NO.	DATE	DESCRIPTION
1	10-10-22	REVISED PER CITY 1ST COMMENTS

Surveying
Engineering
Planning

LDC

Kent

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCorp.com

Olympia

F 425-482-2893

DR HORTON

PARKLAND HEIGHTS

COVER SHEET

THOMAS P. ALBERTY
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

JOB NUMBER: C21-124
DRAWING NAME: C2124P-CS-PL
DESIGNER: TPA
DRAFTING BY: RCR
DATE: 6-25-21
SCALE: 1"=60'
JURISDICTION: ISSAQUAH

CS-01

SHEET 1 OF 12

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, T24N, R6E, W.M., KING COUNTY, WASHINGTON

SURVEY INFORMATION

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QUIT CLAIM DEED RECORDING NO. 2015005000960

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NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

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MONUMENTED NORTH LINE OF THE NE QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 E:
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INSTRUMENTATION:
LEICA WS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND
LEICA GS-16 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS
SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	SECTION CORNER FOUND
	SECTION QTR CORNER FOUND
	SECTION CORNER CALC'D
	SECTION QTR CORNER CALC'D
	MONUMENT IN CASE
	MONUMENT CALC'D
	FOUND REBAR & CAP AS NOTED
	SET REBAR & CAP (PLS 52841 & 20109918)
	SIGN POST
	MAILBOX
	CATCH BASIN
	STORM MANHOLE
	CULVERT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	IRRIGATION CONTROL VALVE
	GAS VALVE
	GUY ANCHOR
	UTILITY/POWER POLE
	POWER VAULT
	POWER TRANSFORMER
	SANITARY SEWER MANHOLE
	CONIFEROUS TREE

ABBREVIATIONS

CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
CCP	CONCRETE CYLINDER PIPE
EL	ELEVATION
EXIST.	EXISTING
FL	FLOWLINE
IE	INVERT ELEVATION
LOPE	LINED CORRUGATED POLYETHYLENE PIPE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SWPE	SOLID WALL POLYETHYLENE PIPE
TYP	TYPICAL
TBR	TO BE REMOVED

NOTES

- THERE ARE NO KNOWN ABOVE-GROUND OR BELOW-GROUND STORAGE TANKS ON THIS PARCEL.
- THERE ARE NO KNOWN WELLS, SEPTIC TANKS, OR SEPTIC SEWER DRAIN FIELDS ON, OR WITHIN, 50 FEET OF THE PARCEL.
- ALL EXISTING ASPHALT, STRUCTURES, CHAIN LINK FENCING, AND RETAINING WALLS INTERIOR TO THE SITE TO BE REMOVED AS PART OF THIS DEVELOPMENT.

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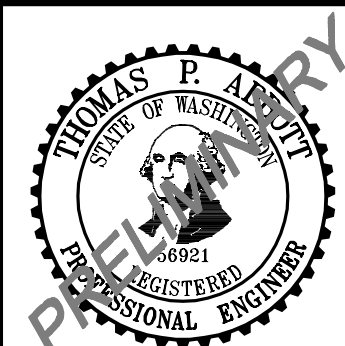
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Surveying
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LDC

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PARKLAND HEIGHTS

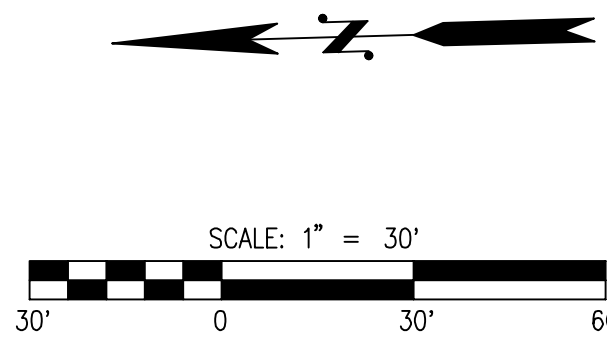
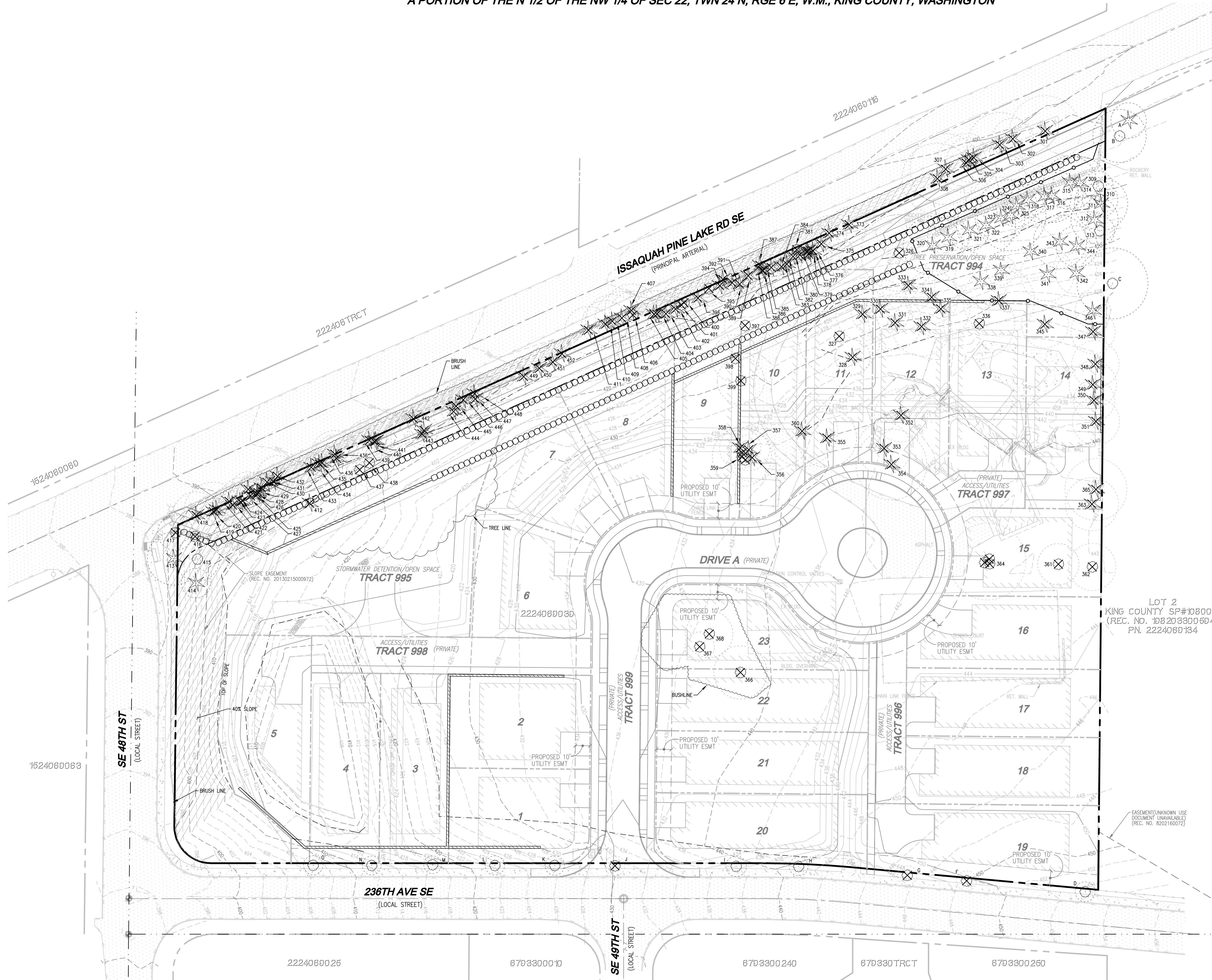
EXISTING CONDITIONS MAP



JOB NUMBER: C21-124
DRAWING NAME: C21124P-TD-PL
DESIGNER: TPA
DRAFTING BY: RCR
DATE: 6-25-21
SCALE: 1"=30'
JURISDICTION: ISSAQUAH

TO-01

SHEET 2 OF 12



- LEGEND**
- DECIDUOUS TREE TO BE RETAINED
 - CONIFEROUS TREE TO BE RETAINED
 - DECIDUOUS TREE TO BE REMOVED
 - CONIFEROUS TREE TO BE REMOVED
 - LOCK N LOAD RETAINING WALL
 - ROCKERY RETAINING WALL
 - TREE PROTECTION FENCING
 - 40% SLOPE

TREE CALCULATIONS

ONSITE:	123
NON-VIABLE:	66
VIALE:	57
REMOVED:	30
CREDITS:	2234
VIALE CREDITS:	1278
REQUIRED CREDITS (1278 x .3):	383
RETAINED:	513
MITIGATION:	0

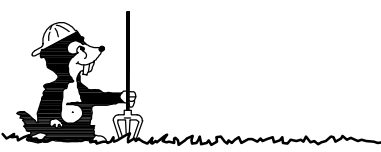
- TREE NOTE**
- TREE #414 AND #415 ARE ALREADY LOCATED BEHIND A FENCE.
 - A TREE DESIGNATED FOR RETENTION SHALL NOT HAVE THE SOIL GRADE ALTERED WITHIN ITS DRIFLINE OR WITHIN FIFTEEN (15) FEET OF ITS TRUNK WHICHEVER IS GREATER.
 - SEE TREE RISK ASSESSMENT DATED 9/30/2022
 - FOR TREE DENSITY REQUIREMENTS IN THE FINAL SITE CONDITION, SEE THE LANDSCAPE PLANS.

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LDC | Surveying Engineering Planning

Kent Woodinville Olympia
20210 142nd Avenue NE
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DR HORTON

PARKLAND HEIGHTS

TREE RETENTION PLAN

TR-01

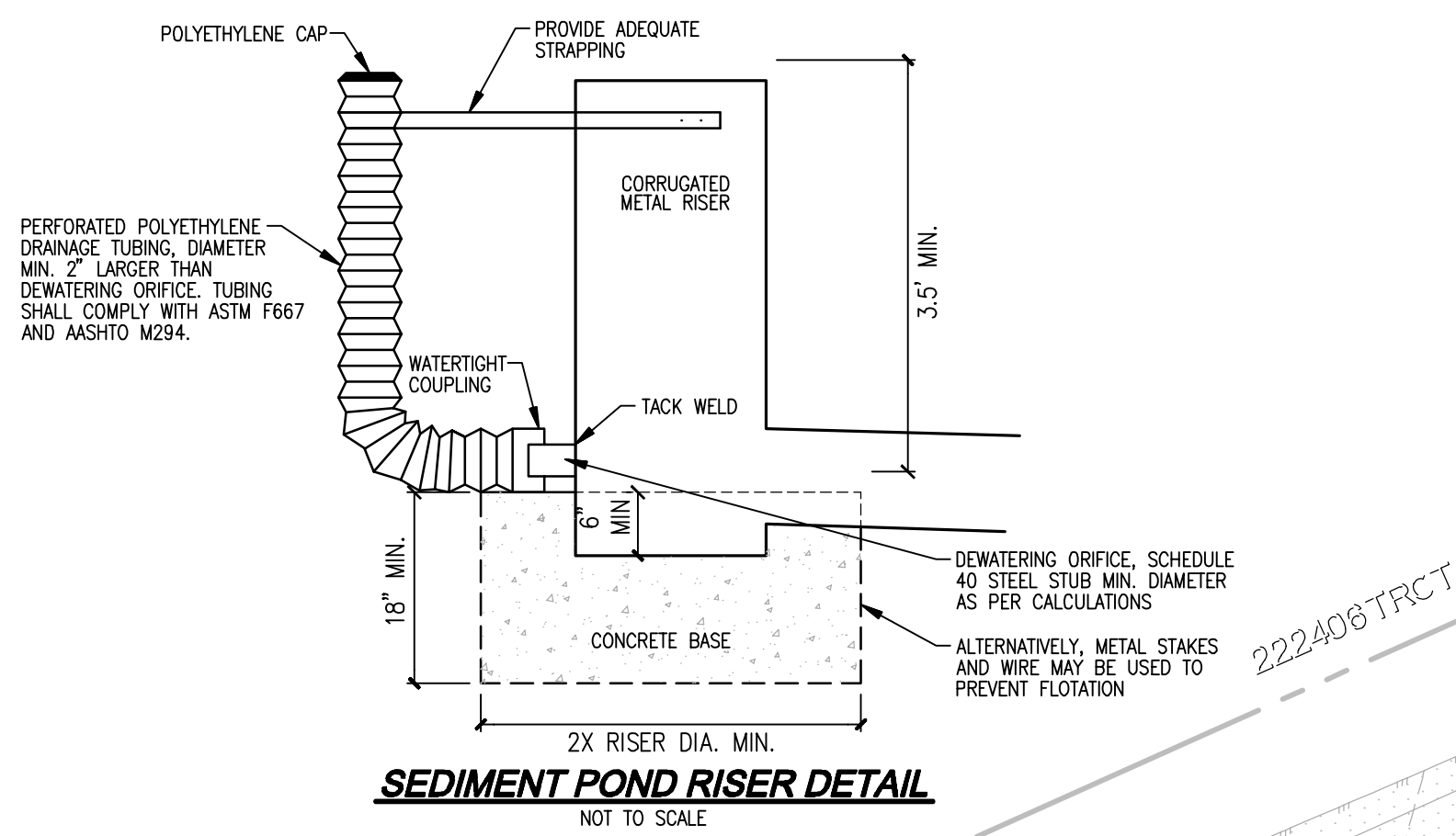
SHEET 3 OF 12

CONSTRUCTION SEQUENCE

1. HOLD THE PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF CSWPP/ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
3. FLAG OR FENCE CLEARING LIMITS.
4. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
5. INSTALL CATCH BASIN PROTECTION, IF REQUIRED. INSTALL FLOW CONTROL BMP AREA PROTECTION, IF REQUIRED.
6. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
7. CONSTRUCT SEDIMENT POND(S).
8. SCHEDULE TESC INSPECTION WITH CONSTRUCTION INSPECTOR.
9. GRADE AND STABILIZE CONSTRUCTION ROADS.
10. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT. CONSTRUCT SWPPS IN ANTICIPATION OF SCHEDULED CONSTRUCTION ACTIVITY (E.G., CONCRETE-RELATED PH MEASURES FOR UTILITY, VAULT OR ROADWAY CONSTRUCTION).
11. MAINTAIN EROSION CONTROL AND SWPPS MEASURES IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
12. RELOCATE EROSION CONTROL AND SWPPS MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL AND POLLUTANT PROTECTION IS ALWAYS IN ACCORDANCE WITH THE DEPARTMENT OF ECOLOGY CONSTRUCTION STORMWATER POLLUTION PREVENTION STANDARDS.
13. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
14. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
15. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
16. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON
TESC & TURBIDITY MONITORING NOTES

1. DISCHARGE FROM THE PROJECT SITE SHALL NOT EXCEED THE NTU LIMIT AT ALL TIMES UP TO THE 10 YEAR/24 HOUR STORM EVENT. THIS EVENT IS DEFINED AS 3.5 INCHES OF RAINFALL OVER A 24 HOUR PERIOD, AS MEASURED AT THE CITY'S RAIN GAGE. DATA FROM THIS RAIN GAGE IS POSTED ON THE CITY'S WEBSITE. THE DISCHARGE LIMIT TO A NATURAL WATER BODY IS 5 NTU OVER BACKGROUND, OTHERWISE THE LIMIT SHALL BE 100 NTU. EXCEEDANCE OF THE NTU LIMIT IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
2. THE CITY OF ISSAQUAH WILL MEASURE THE TURBIDITY OF ANY DISCHARGE AT THE DESIGNATED MONITORING POINTS TO VERIFY COMPLIANCE WITH THE DISCHARGE LIMIT. THE TESC SUPERVISOR SHALL BE NOTIFIED OF DISCHARGES ABOVE 25 NTUS, SO THAT ACTION CAN BE TAKEN TO KEEP DISCHARGES BELOW THESE THRESHOLD LEVELS. FOR PROJECT SITES WHERE DESIGNATING A MONITORING POINT IS NOT FEASIBLE (E.G. FLAT SITES), THE MONITORING LOCATIONS WILL BE AT THE DISCRETION OF THE CITY OF ISSAQUAH.
3. MONITORING POINTS SHALL BE READILY ACCESSIBLE TO THE CITY OF ISSAQUAH AT ALL TIMES FOR ALL PHASES OF CONSTRUCTION.
4. FAILURE TO PROVIDE AND MAINTAIN APPROVED TESC FACILITIES AT CONSTRUCTION SITES IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
5. ANY DISCHARGE TO A STREAM, LAKE OR WETLAND SHALL NOT EXCEED WATER QUALITY STANDARDS PER WAC 173-201A. FAILURE TO MEET WAC 173-201A IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.



LEGEND

- CLEARING AREA PROTECTED AREA
- CLEARING LIMITS
- SILT FENCE
- CONVEYANCE SWALE
- ROCK CONSTRUCTION ENTRANCE
- CATCH BASIN PROTECTION
- PRE DEVELOPMENT DRAINAGE PATTERN
- POST DEVELOPMENT DRAINAGE PATTERN
- INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
- 5'x5'x2' RIPRAP PAD
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION FENCING
- TEST PIT LOCATIONS
- 40% SLOPE

TESC SEDIMENTATION POND

POND TRIBUTARY AREA	5.03 AC
REQUIRED SURFACE AREA	3,600 SF
TOP AREA (SF)	3,600 SF
DESIGN WATER SURFACE ELEV.	418.00'
TOP OF BERM/POND	418.50'
POND BOTTOM ELEV.	414.00'
SIDE SLOPES	3H : 1V
ORIFICE SIZE	2-1/2"

EARTHWORK QUANTITIES

PRELIMINARY CUT:	40,000 CY
PRELIMINARY FILL:	15,000 CY
PRELIMINARY NET:	25,000 CY (CUT)
PRELIMINARY DISTURBED AREA:	231,188 SF (5.30 AC)

NOTES

1. A TREE DESIGNATED FOR RETENTION SHALL NOT HAVE THE SOIL GRADE ALTERED WITHIN ITS DRILLPIE OR WITHIN FIFTEEN (15) FEET OF ITS TRUNK WHICHEVER IS GREATER.
2. EACH WALL DEPICTED WITHIN THIS PLAN SET OVER 4 FEET IN HEIGHT, OR HAVING A LOAD-BEARING SURCHARGE, SHALL BE CONSTRUCTED UNDER INDIVIDUAL BUILDING PERMITS AND ARE SHOWN IN THIS PLAN SET FOR LAYOUT/INFORMATIONAL PURPOSES ONLY.
3. DEMOLITION PERMIT WILL BE REQUIRED FOR THE REMOVAL OF EXISTING STRUCTURES.

DISCLAIMER

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UTILITY NOTE

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DR HORTON

PARKLAND HEIGHTS

PRELIMINARY TESC, GRADING AND DRAINAGE PLAN

REVISIONS

NO.	DATE	REVISION	PER CITY	1ST COMMENTS
1	10-10-22			

Surveying Engineering Planning

LDC

Kent

Woodinville

20210 142nd Avenue NE

Woodinville, WA 98072

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THOMAS P. ALBERTY

PROFESSIONAL ENGINEER

168921

STATE OF WASHINGTON

JOB NUMBER:

C21-124

DRAWING NAME:

C21124P-ER-PL

DESIGNER:

TPA

DRAFTING BY:

RCR

DATE:

6-25-21

SCALE:

1"=30'

JURISDICTION:

ISSAQUAH

ER-01

SHEET 4 OF 12

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON

EROSION PREVENTION AND SEDIMENT CONTROL (TESC) NOTES

- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADES OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, FLOW CONTROL BMP LOCATIONS (EXISTING AND PROPOSED) AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY THE CITY OF ISSAQUAH.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. FLOW CONTROL BMP AREAS (EXISTING OR PROPOSED) SHALL NOT BE USED AS TEMPORARY FACILITIES AND SHALL BE PROTECTED FROM SEDIMENTATION AND INTRUSION.
- COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DPER INSPECTOR.

CONSTRUCTION NOTES

- BEFORE ANY CLEARING OR GRADING OCCURS, MARK CLEARING LIMITS IN A PROMINENT AND DURABLE MANNER. MAINTAIN UNTIL FINAL APPROVAL.
- BEFORE ANY CLEARING OR GRADING OCCURS INSTALL PROTECTION FOR TREES AND CRITICAL AREAS/BUFFERS.
- THE CONTRACTOR SHALL RESTORE TO CURRENT STANDARDS CRITICAL AREAS, AND PUBLIC AND PRIVATE PROPERTY DAMAGED BY CONTRACTOR'S OPERATIONS.
- AT ALL TIMES MAINTAIN ACCESS TO BUILDINGS FOR FIRE, PEDESTRIAN AND VEHICULAR ACCESS.
- INSTALL STEEL PLATES OVER ANY TRENCH, AT ANY TIME WORK IS STOPPED AND THE TRENCH IS OPEN.

EROSION, SEDIMENTATION AND WATER QUALITY SITE INSPECTIONS:

PRIOR TO ANY SITE DEVELOPMENT WORK TAKING PLACE, A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, OWNER, AND CITY INSPECTOR SHALL BE HELD.

THE DEPARTMENT OF ECOLOGY REQUIRES THAT CONSTRUCTION PROJECTS ONE ACRE OR LARGER RETAIN A CESCL TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH THE CURRENT EROSION, SEDIMENTATION AND WATER QUALITY STANDARDS. NO CESCL IS REQUIRED FOR THIS PROJECT.

THE CESCL IS RESPONSIBLE FOR:

- INSPECTING THE CONSTRUCTION SITE TO ENSURE THAT ALL CONSTRUCTION SWPPP MEASURES ARE FUNCTIONING AS INTENDED.
- ALLOCATING RESOURCES TO REPAIR ALL EROSION CONTROL STRUCTURES THAT ARE IN NEED OF MAINTENANCE.
- MONITORING WATER QUALITY FOR ANY STORM DRAINAGE THAT LEAVES THE SITE.
- STOPPING AND/OR REDIRECTING CONSTRUCTION ACTIVITIES DEEMED NECESSARY TO PROTECT THE ENVIRONMENT.

SHOULD BMP PERFORMANCE GOALS NOT BE ACHIEVED, THE ONLY CONSTRUCTION ACTIVITIES THAT SHALL BE ALLOWED ARE THE REPAIR OF EXISTING EROSION CONTROL STRUCTURES, INSTALLATION OF ADDITIONAL BMP'S TO MINIMIZE THE TRANSPORT OF SEDIMENT OFFSITE, OR THOSE ACTIVITIES THAT DO NOT DISTURB EXPOSED EARTH AND DO NOT HAVE THE POTENTIAL TO GENERATE ADDITIONAL SEDIMENT.

DE-WATERING CONTROL NOTES

ALL TURBID DE-WATERING WATER SHALL BE DISPOSED OF USING ONE OF THE FOLLOWING OPTIONS:

- INFILTRATION,
- TRANSPORT OFFSITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS,
- ECOLOGY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES,
- SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, IF THERE IS NO OTHER OPTION,
- USE OF A SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DE-WATERING, OR
- FOUNDATION, VAULT, AND TRENCH DE-WATERING WATER, WHICH HAVE SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISPERSED TO NATIVE VEGETATION AND/ OR DISCHARGED TO A SEDIMENTATION FACILITY.

POLLUTANT CONTROL NOTES

- ALL POLLUTANTS, INCLUDING WASTE MATERIALS, THAT OCCUR ONSITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.
- COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE). ONSITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS, CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ONSITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
- APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
- MEASURES SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.

THE THIRTEEN ELEMENTS OF A CONSTRUCTION SWPPP:

THE BMP'S REFERENCED BELOW ARE PER THE 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON:

- MARK CLEARING LIMITS: THE CLEARING LIMITS ARE INDICATED ON THE PLAN SHEET. CLEARING AND GRADING WILL BE LIMITED TO ONLY AREAS THAT NEED TO BE DISTURBED FOR GRADING, AND PLACING OR STOCK PILING FILL AND TO PRESERVE AS MUCH NATURAL VEGETATION AND THE DUFF LAYER AS POSSIBLE. FIELD MARKING THE CLEARING LIMITS SHALL BE COMPLETED PRIOR TO ANY CLEARING OR DISTURBING THE SITE.
BMP'S:
C103 PLASTIC OR METAL FENCE
C233 SILT FENCE
- ESTABLISH CONSTRUCTION ACCESS: ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE ROCK CONSTRUCTION ENTRANCES.
BMP'S:
C105 STABILIZED CONSTRUCTION ENTRANCE
- CONTROL FLOW RATES: A TEMPORARY SEDIMENT POND AND ASSOCIATED CONTROL STRUCTURE WILL BE USED TO CONTROL FLOW RATES. SEDIMENT-LADEN RUNOFF WILL BE DIRECTED TO POND.
BMP'S:
C241 TEMPORARY SEDIMENT POND
- INSTALL SEDIMENT CONTROLS: SEDIMENT CONTROL WILL BE PROVIDED THROUGH A COMBINATION OF SILT FENCE, AND THE TEMPORARY DETENTION/ WATER QUALITY POND.
BMP'S:
C200 INTERCEPTOR DIKE AND SWALES
C233 SILT FENCE
C241 TEMPORARY SEDIMENT POND
- STABILIZE SOILS: TEMPORARY AND PERMANENT SOIL STABILIZATION WILL BE PROVIDED. TEMPORARY STABILIZATION WILL BE PROVIDED TO EXPOSED WORKED EARTH. FROM OCTOBER 1 UNTIL APRIL 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS; FROM MAY 1 UNTIL SEPTEMBER 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS.
BMP'S:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
- PROTECT SLOPES: SLOPES SHALL BE PROTECTED FROM EROSION THROUGH COVER AND SOIL STABILIZATION.
BMP'S:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
- PROTECT DRAIN INLETS: INLET PROTECTION SHALL BE INSTALLED IN ALL CATCH BASINS AND REMAIN UNTIL CONSTRUCTION OF ALL THE RESIDENCES WITHIN THE DEVELOPMENT HAS BEEN COMPLETED. INLET PROTECTION SHALL BE INSPECTED REGULARLY AND THE FILTER FABRIC CLEANED/REPLACED AS NECESSARY. WHEN PROVIDING MAINTENANCE TO THE INLET PROTECTION, THE FABRIC SHALL BE REMOVED IN SUCH A WAY AS TO NOT ALLOW THE RETAINED SEDIMENT TO FALL INTO THE CATCH BASIN.
BMP'S:
C220 STORM DRAIN INLET PROTECTION
- STABILIZE CHANNELS AND OUTLETS: ALL CHANNEL SLOPES SHALL BE CONSTRUCTED AND PROTECTED AGAINST EROSION.
BMP'S:
C207 CHECK DAMS
- CONTROL POLLUTANTS: POLLUTANTS SHALL BE CONTROLLED PER POLLUTANT CONTROL NOTES. SEE THIS SHEET FOR NOTES.
- CONTROL DE-WATERING: DISPOSAL OPTIONS FOR DE-WATERING WATER ARE AS SPECIFIED IN THE DE-WATERING CONTROL NOTES. SEE THIS SHEET FOR NOTES.
- MAINTAIN BMP'S: MAINTENANCE OF THE BMP'S IS SPECIFIED IN THE CONSTRUCTION SEQUENCE AND GRADING AND EROSION CONTROL NOTES, SEE SHEET ER-01 AND THIS SHEET.
- PROJECT MANAGEMENT: THE GRADING AND EROSION CONTROL NOTES SPECIFY SEASONAL WORK LIMITATIONS. BMP'S SHALL BE MAINTAINED PER ELEMENT #11.
- PROTECT LID BMP'S: LOW IMPACT DEVELOPMENT (LID) BMP'S WILL NOT BE USED IN THIS PROJECT.

SEED OPTIONS MIX

TABLE 4.1 REPRESENTS THE STANDARD MIX FOR THOSE AREAS WHERE JUST A TEMPORARY VEGETATIVE COVER IS REQUIRED.

TABLE 4.1 TEMPORARY EROSION CONTROL SEED MIX				
	% WEIGHT	% PURITY	% GERMINATION	
CHEWINGS OR ANNUAL BLUE GRASS FESTUCA RUBRA VAR. COMMUTATA OR POA ANNA	40	98	90	
PERENNIAL RYE LOLIUM PERENNE	40	98	90	
REDDOP OR COLONIAL BENTGRASS AGROSTIS ALBA OR AGROSTIS TENUIS	10	92	85	
WHITE DUTCH CLOVER TRIFOLIUM REPENS	10	98	90	

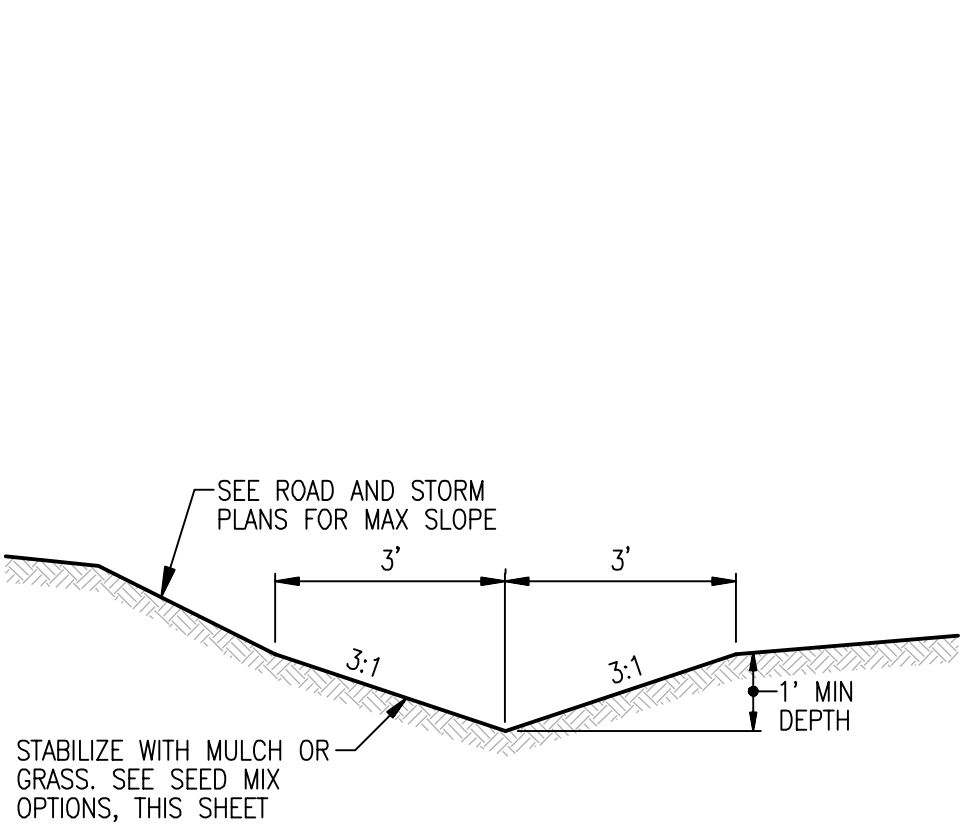
THIS TURF SEED MIX IN TABLE 4.3 IS FOR DRY SITUATIONS WHERE THERE IS NO NEED FOR MUCH WATER. THE ADVANTAGE IS THAT THIS MIX REQUIRES VERY LITTLE MAINTENANCE.

TABLE 4.3 LOW-GROWING TURF SEED MIX				
	% WEIGHT	% PURITY	% GERMINATION	
DWARF TALL FESCUE (SEVERAL VARIETIES) FESTUCA ARUNDINACEA VAR.	45	98	90	
DWARF PERENNIAL RYE (BARCLAY) LOLIUM PERENNE VAR. BARELAY	30	98	90	
RED FESCUE FESTUCA RUBRA	20	98	90	
COLONIAL BENTGRASS AGROSTIS TENUIS	5	98	90	

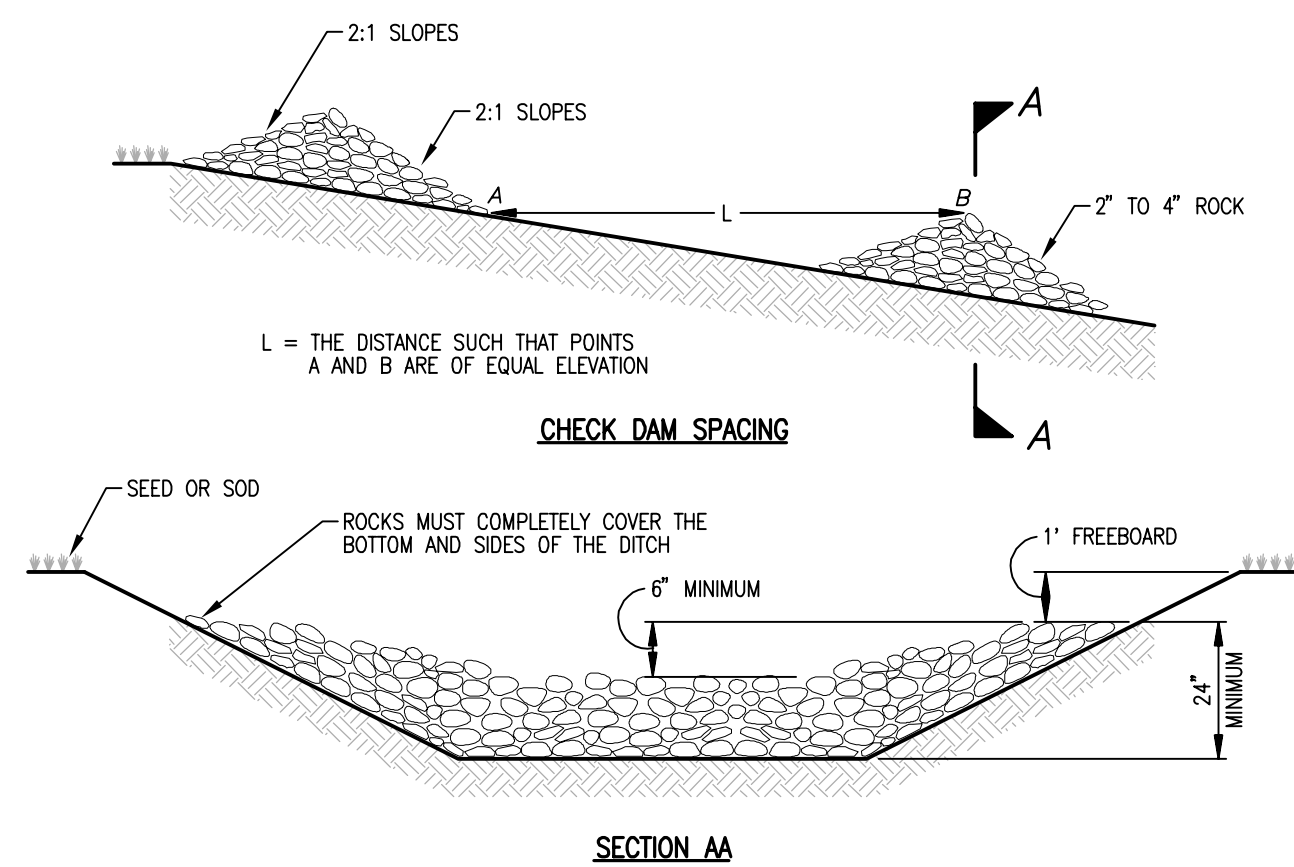
TABLE 4.4 PRESENTS A MIX RECOMMENDED FOR BIOSWALES AND OTHER INTERMITTENTLY WET AREAS.

TABLE 4.4 BIOSWALE SEED MIX*				
	% WEIGHT	% PURITY	% GERMINATION	
TALL OR MEADOW FESCUE FESTUCA ARUNDINACEA OR FESTUCA ELATIOR	75-80	98	90	
SEASIDE/CREEPING BENTGRASS AGROSTIS PALUSTRIS	10-15	92	85	
REDDOP BENTGRASS AGROSTIS ALBA OR AGROSTIS GIGANTEA	5-10	90	80	

*MODIFIED BRIARGREEN, INC. HYDROSEEDING GUIDE WETLAND SEED MIX



TEMPORARY INTERCEPTOR SWALE DETAIL
NOT TO SCALE

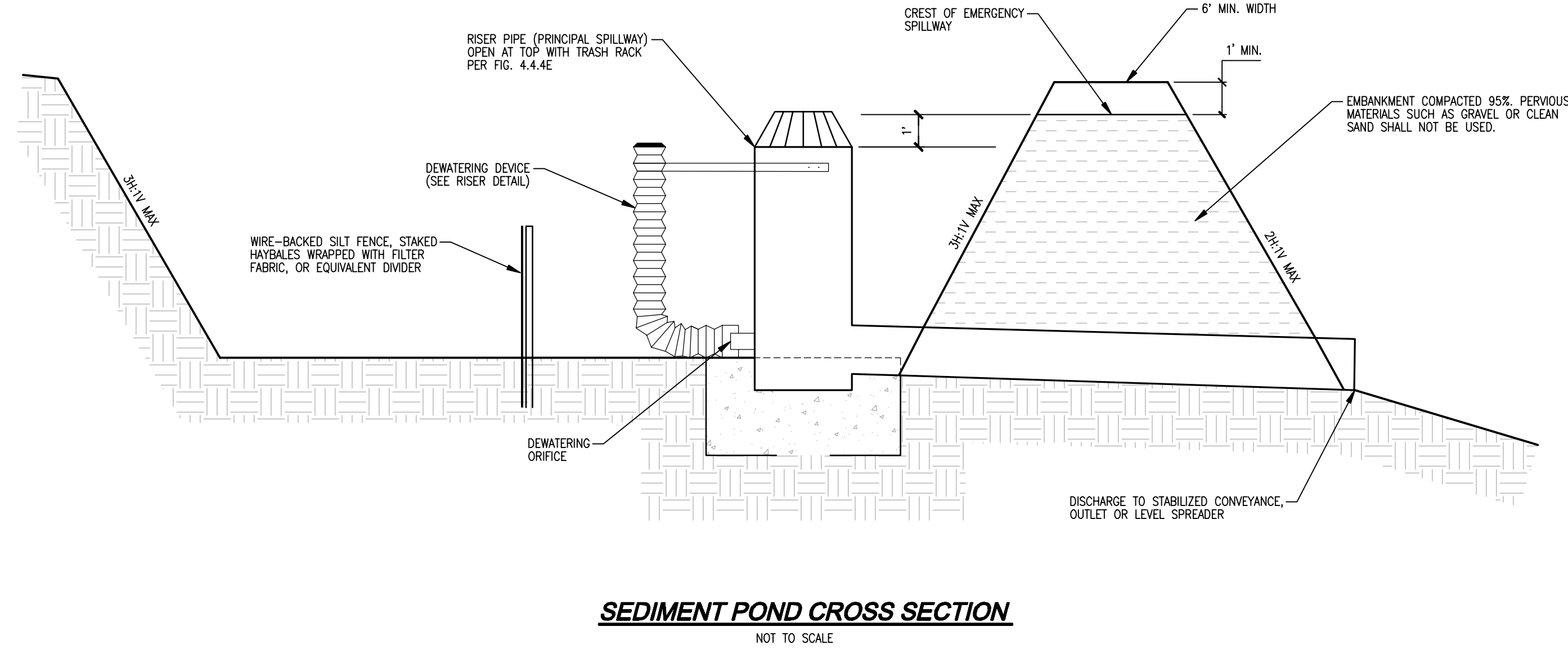


NOTES:

- PROVIDE ROCK CHECK DAMS EVERY 100 FT. OR EVERY 2 FT. OF VERTICAL FALL.
- ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FT. IN DEPTH SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL DESIGN CAPACITY.
- THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP OR AN EROSION CONTROL BLANKET OR NET.
- SUMP SHOULD BE PROVIDED IMMEDIATELY UPSTREAM OF CHECK DAM FOR OPTIMUM EFFECTIVENESS.

ROCK CHECK DAM

NOT TO SCALE



SEDIMENT POND CROSS SECTION
NOT TO SCALE

UTILITY NOTE

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- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE:**
- INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - AGGREGATE: 4" TO 6" CRUSHED BALLAST ROCK.
 - ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET.
 - WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- MAINTENANCE STANDARDS:**
- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
 - IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND. PROVIDE TIRE WASH FOR ALL WINTER GRADING.
 - ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
 - ANY ROCK SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
 - IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

NO.	DATE	DESCRIPTION	REVISED PER CITY	1ST COMMENTS
1	10-10-22			

Surveying Engineering Planning	Olympia	Woodinville 20210 142nd Avenue NE Woodinville, WA 98072 www.LDCorp.com	F 425-482-2893
Kent			

DR HORTON	PARKLAND HEIGHTS	PRELIMINARY TESC NOTES AND DETAILS
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THOMAS P. ALBERTY PROFESSIONAL ENGINEER 168921	JOB NUMBER: C21-124 DRAWING NAME: C212124P-ER-01 DESIGNER: TPA DRAFTING BY: RCR DATE: 6-25-21 SCALE: AS NOTED JURISDICTION: ISSAQUAH	ER-02 SHEET 5 OF 12
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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON

DRIVEWAY TABLE

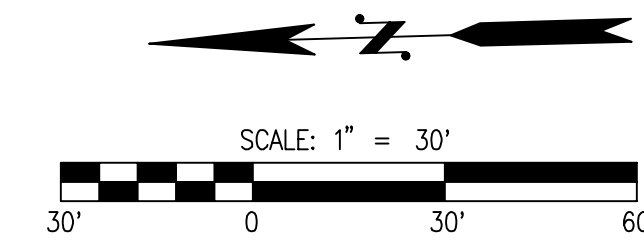
LOT	WIDTH
1	17'
2	17'
3	17'
4	17'
5	17'
6	17'
7	17'
8	17'
9	17'
10	17'
11	17'
12	17'
13	17'
14	17'
15	17'
16	17'
17	17'
18	17'
19	17'
20	17'
21	17'
22	17'
23	17'

SITE AREA CALCULATIONS TABLE

TRACT	AREA
999	26,321 SF
998	4,725 SF
997	1,528 SF
996	2,773 SF
995	26,728 SF
994	12,912 SF
TOTAL	75,045 SF
R/W DEICATION	13,795 SF

LOT AREA TABLE

LOT	AREA
1	6,004 SF
2	6,033 SF
3	6,022 SF
4	6,043 SF
5	7,451 SF
6	6,016 SF
7	6,150 SF
8	6,255 SF
9	6,016 SF
10	6,509 SF
11	6,012 SF
12	6,163 SF
13	6,014 SF
14	6,032 SF
15	6,011 SF
16	6,060 SF
17	6,026 SF
18	6,026 SF
19	7,910 SF
20	6,736 SF
21	6,006 SF
22	6,006 SF
23	6,216 SF
TOTAL	143,717 SF



PROPOSED LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- LOCK N LOAD RETAINING WALL
- ROCKERY RETAINING WALL
- RIGHT OF WAY
- PARCEL LINE
- BSBL LINE
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- CRITICAL AQUIFER RECHARGE AREA

EXISTING LEGEND

- SD STORM PIPE
- S SEWER PIPE
- W WATER PIPE
- SM SEWER MANHOLE
- SC STORM CATCH BASIN
- TP TEST PIT LOCATIONS
- CT CONIFEROUS TREE
- DT DECIDUOUS TREE
- EX EX PAVEMENT
- 40% SLOPE

SITE AREA CALCULATIONS

GROSS SITE AREA = 232,555 SF
ROW DEDICATION AREA = 13,795 SF
GROSS - ROW DEDICATION
= NET AREA = 218,760 SF
PROVIDED OPEN SPACE (TRACT 994
AND TRACT 995) = 39,640 SF

NOTES

- FOR FRONTAGE ROCKERY WALL DETAIL, SEE SHEET RD-05.
- A TREE DESIGNATED FOR RETENTION SHALL NOT HAVE THE SOIL GRADE ALTERED WITHIN ITS DRUPLINE OR WITHIN FIFTEEN (15) FEET OF ITS TRUNK WHICHEVER IS GREATER.
- EACH WALL DEPICTED WITHIN THIS PLAN SET OVER 4 FEET IN HEIGHT, OR HAVING A LOAD-BEARING SURCHARGE, SHALL BE CONSTRUCTED UNDER INDIVIDUAL BUILDING PERMITS AND ARE SHOWN IN THIS PLAN SET FOR LAYOUT/INFORMATIONAL PURPOSES ONLY.
- DETENTION VAULT STRUCTURE WILL REQUIRE A SEPARATE BUILDING PERMIT.
- DEMOLITION PERMIT WILL BE REQUIRED FOR THE REMOVAL OF EXISTING STRUCTURES.
- FOR GENERAL NOTES, SEE SHEET DT-01.
- PORTIONS OF LOTS 13-23 LIE WITHIN A CLASS-3 CRITICAL AQUIFER RECHARGE AREA.

STORMWATER DETENTION VAULT DESIGN DETAILS

LIVE STORAGE FOOTPRINTS: 6,800 SF
BEGIN LINE STORAGE ELEVATION: 399.50
TOP OF RISER ELEVATION: 413.50
RISER HEIGHT: 14'
TOP OUTSIDE OF VAULT ELEVATION: 415.00

DISCLAIMER

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UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



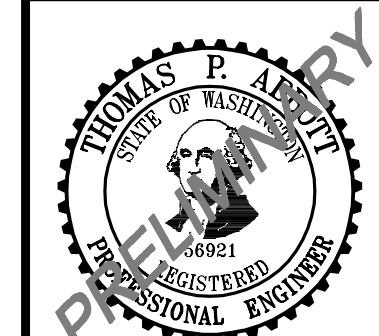
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	10-10-22	REVISED PER CITY 1ST COMMENTS

LDC Surveying Engineering Planning
Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.866.1869 F 425.482.2893

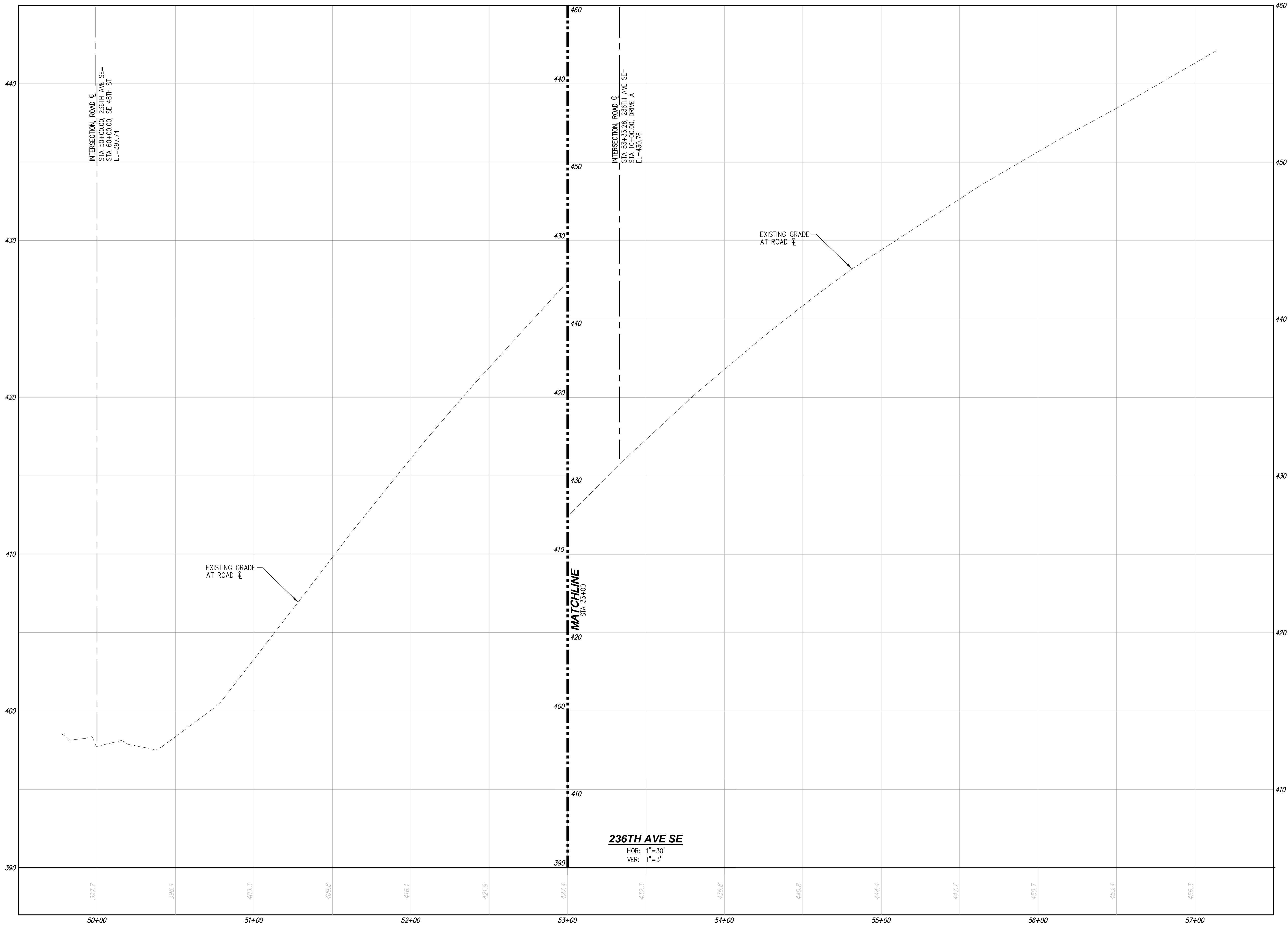
DR HORTON
PARKLAND HEIGHTS
PRELIMINARY SITE PLAN



JOB NUMBER: C21-124
DRAWING NAME: C21124P-SP-PL
DESIGNER: TPA
DRAFTING BY: RCR
DATE: 6-25-21
SCALE: 1"=30'
JURISDICTION: ISSAQUAH

SP-01

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON



236TH AVE SE

HOR: 1" = 30'
VER: 1" = 3'

UTILITY NOTE

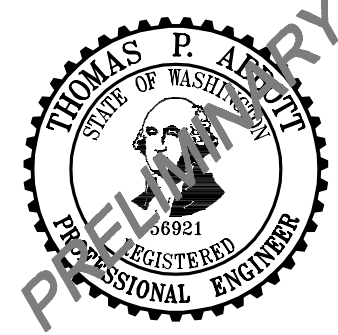
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JOB NUMBER: C21-124
DRAWING NAME: C2124P-RD-PR
DESIGNER: TPA
DRAFTING BY: RCR
DATE: 6-25-21
SCALE: 1" = 30'
JURISDICTION: ISSAQUAH

RD-01

SHEET 7 OF 12

PARKLAND HEIGHTS

PRELIMINARY ROAD PROFILES

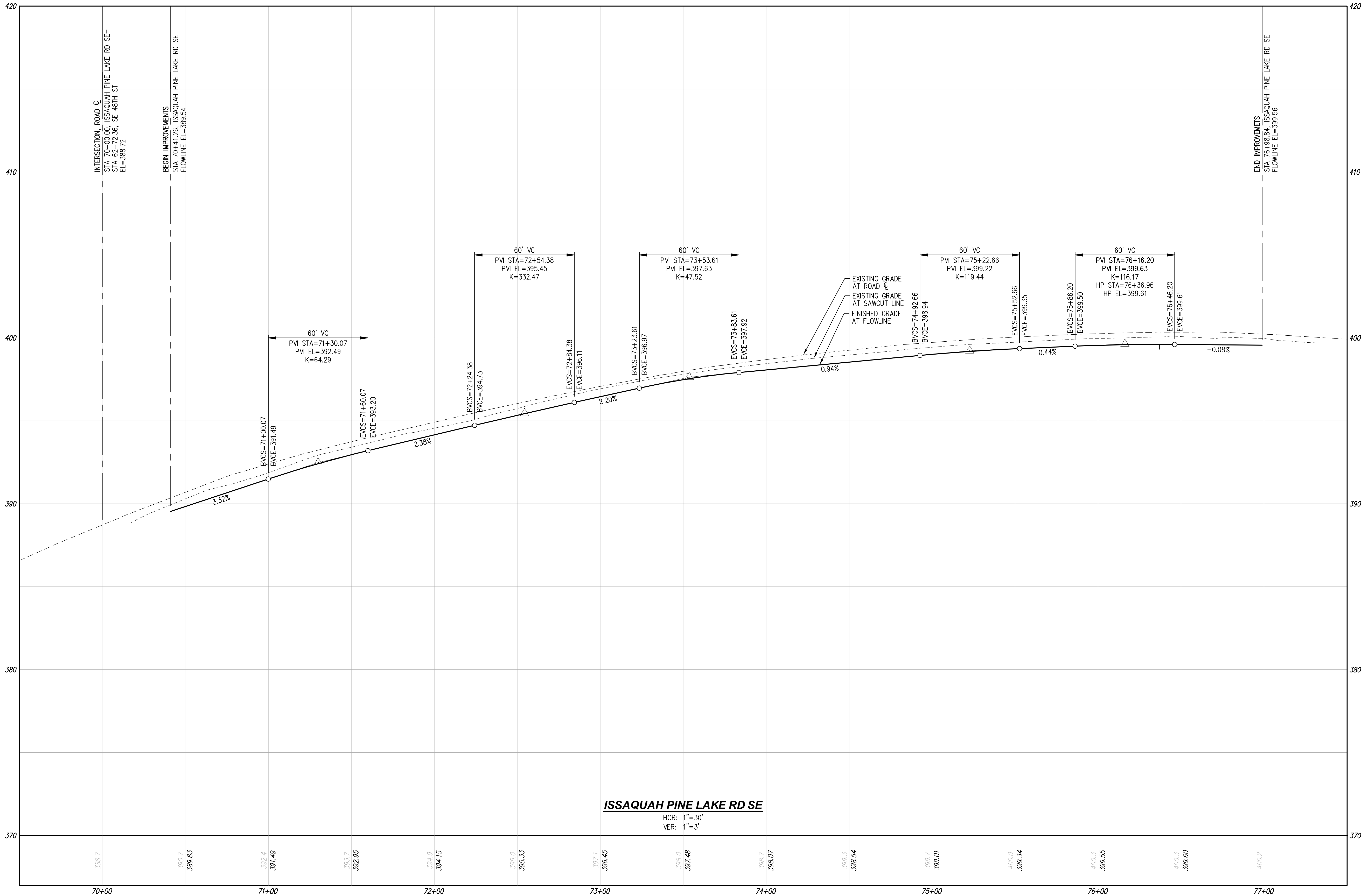
DR HORTON

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Planning

Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
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DR HORTON

PARKLAND HEIGHTS

PRELIMINARY ROAD PROFILES

THOMAS P. ALBERTY

PROFESSIONAL ENGINEER

JOB NUMBER: C21-124

DRAWING NAME: C2124P-RD-PR

DESIGNER: TPA

DRAFTING BY: RCR

DATE: 6-25-21

SCALE: 1"=30'

JURISDICTION: ISSAQUAH

RD-02

SHEET 8 OF 12

LDC

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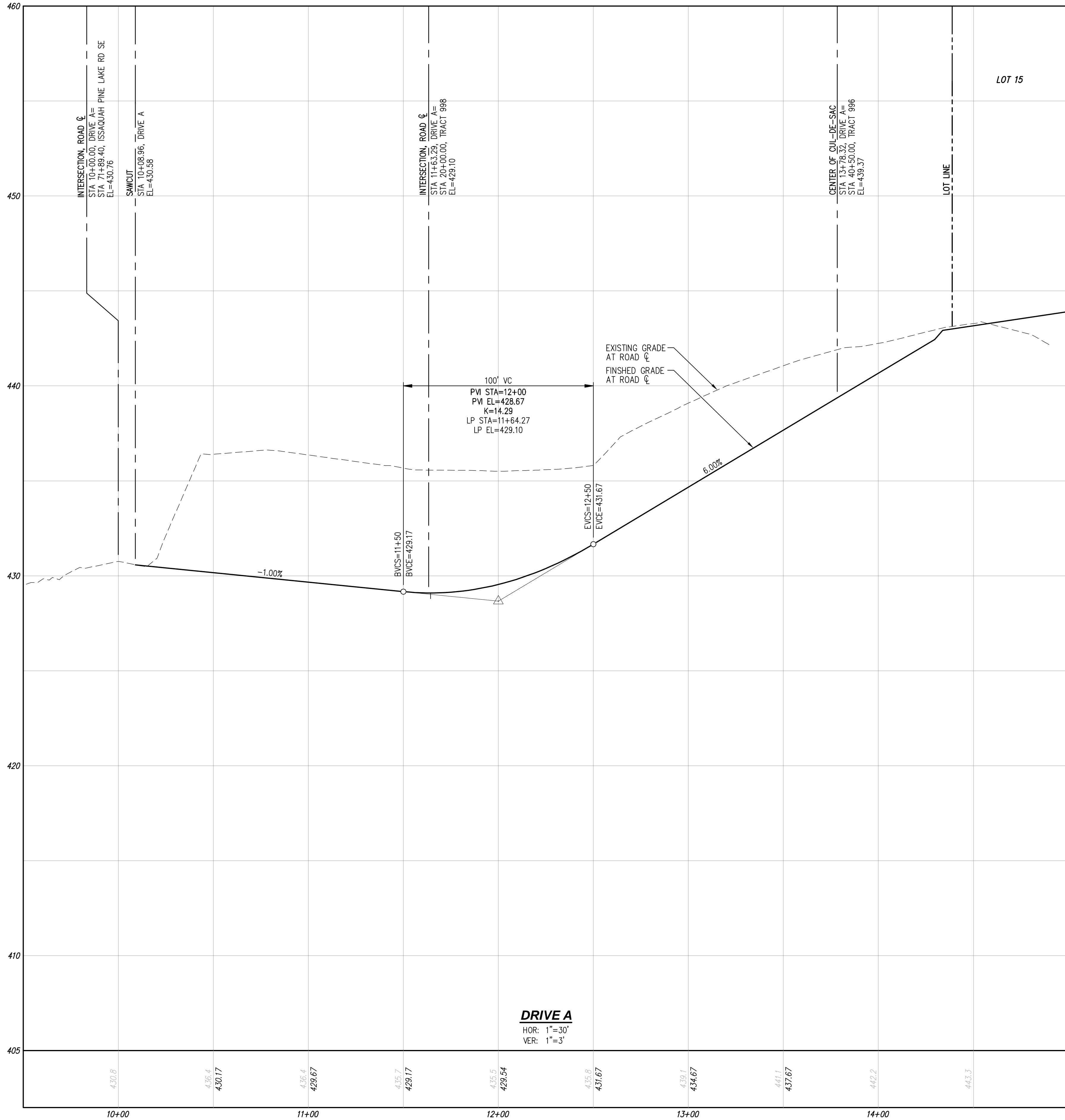
F 425.482.2893

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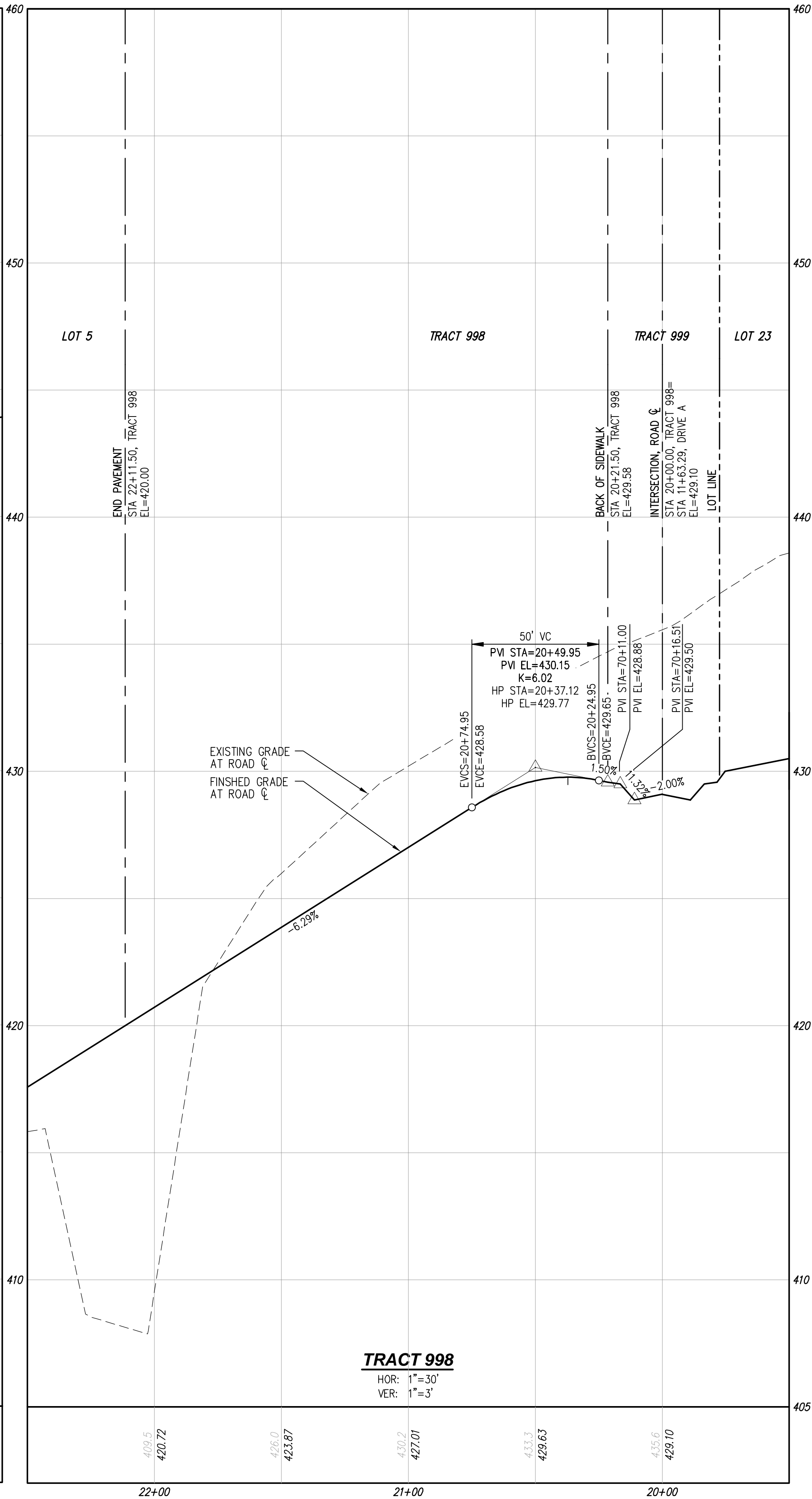
NO.	DATE	DESCRIPTION
1	10-10-22	REVISED PER CITY 1ST COMMENTS

Drawing: P:\Civil\2023\231-124_mason\Drawings\preliminary\231124P-80-PR.dwg Plotted: Oct 18, 2022 - 2:39pm

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON



DRIVE A
HOR: 1"=30'
VER: 1"=3'



TRACT 998
HOR: 1"=30'
VER: 1"=3'

UTILITY NOTE

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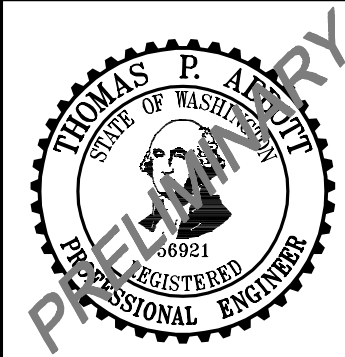
REVISIONS		
NO.	DATE	DESCRIPTION
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DR HORTON
PARKLAND HEIGHTS
PRELIMINARY ROAD PROFILES

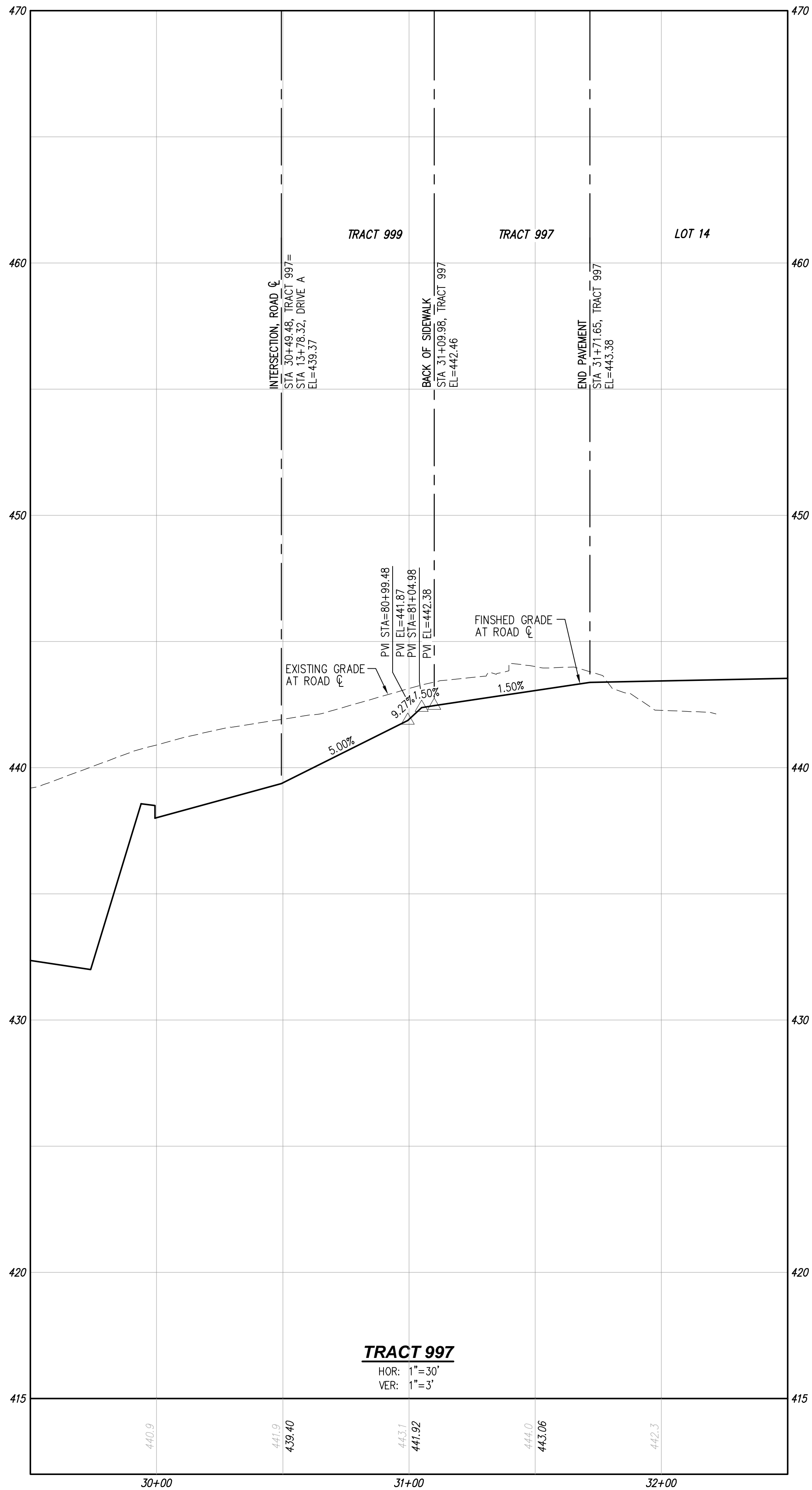
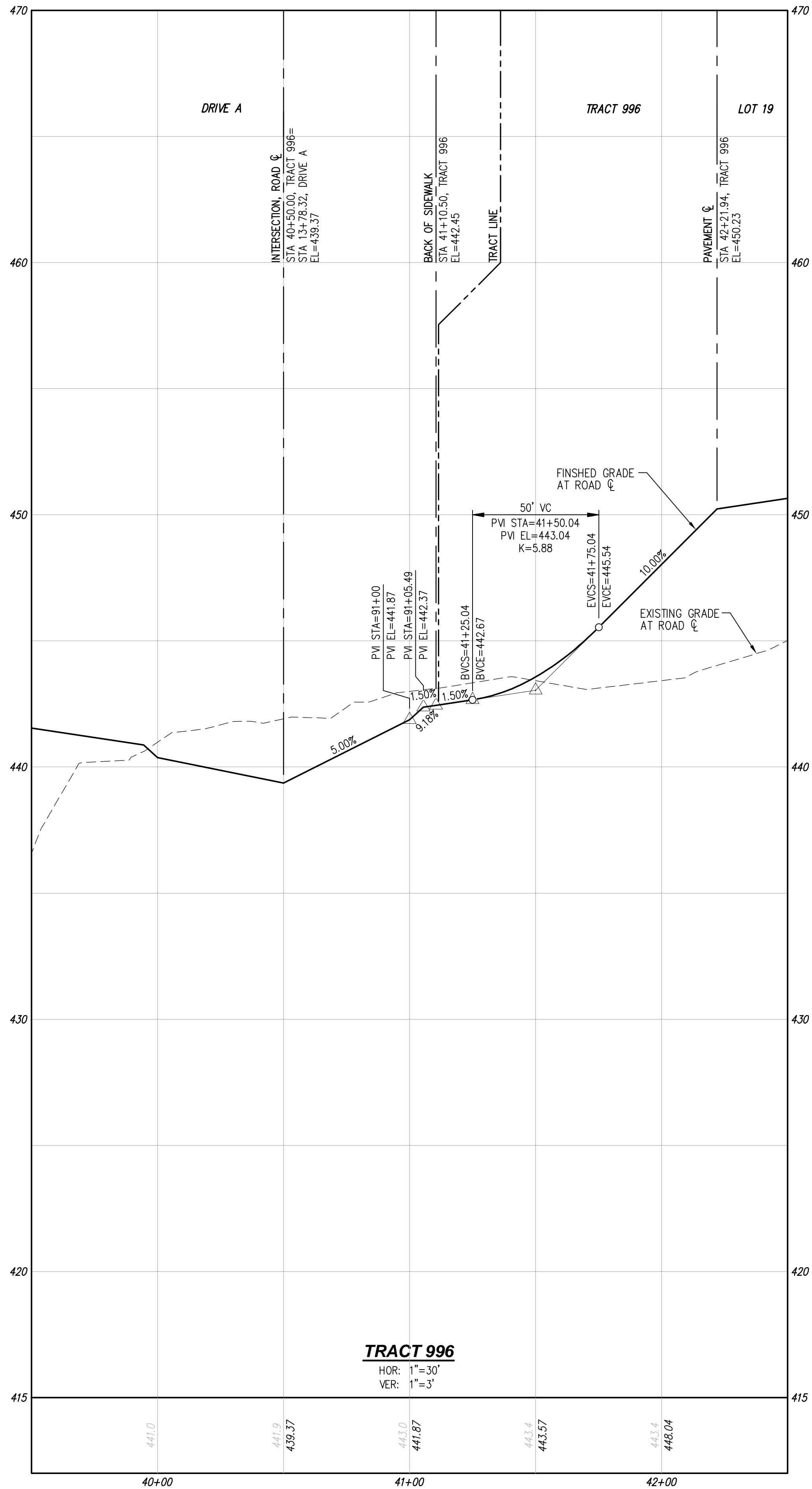


JOB NUMBER: C21-124
DRAWING NAME: C21124P-RD-PR
DESIGNER: TPA
DRAFTING BY: RCR
DATE: 6-25-21
SCALE: 1"=30'
JURISDICTION: ISSAQUAH

RD-03

Drawing: P:\Civil\2021\21-124_mason\Drawings\ Preliminary\ C21124P-RD-PR.dwg Plotted: Oct 18, 2022 - 2:40pm

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON



UTILITY NOTE

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Utilities Underground Location Center

DR HORTON

PARKLAND HEIGHTS

PRELIMINARY ROAD PROFILES

THOMAS P. LEBERT

REGISTERED PROFESSIONAL ENGINEER

168921

STATE OF WASHINGTON

JOB NUMBER: C21-124

DRAWING NAME: C21124P-RD-PR

DESIGNER: TPA

DRAFTING BY: RCR

DATE: 6-25-21

SCALE: 1"=30'

JURISDICTION: ISSAQUAH

LDC

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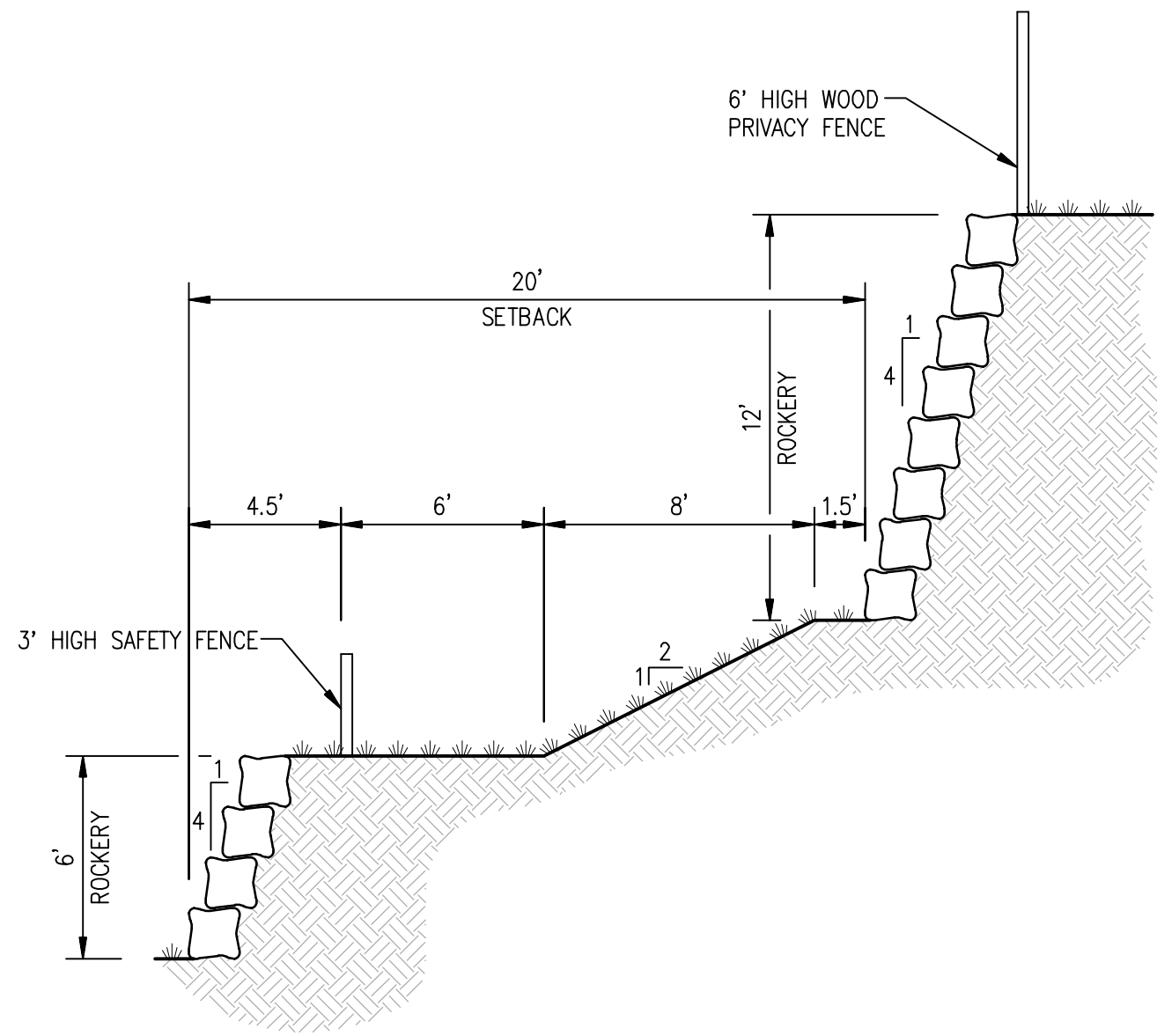
REVISIONS

NO.	DATE	DESCRIPTION
1	10-10-22	REVISED PER CITY 1ST COMMENTS

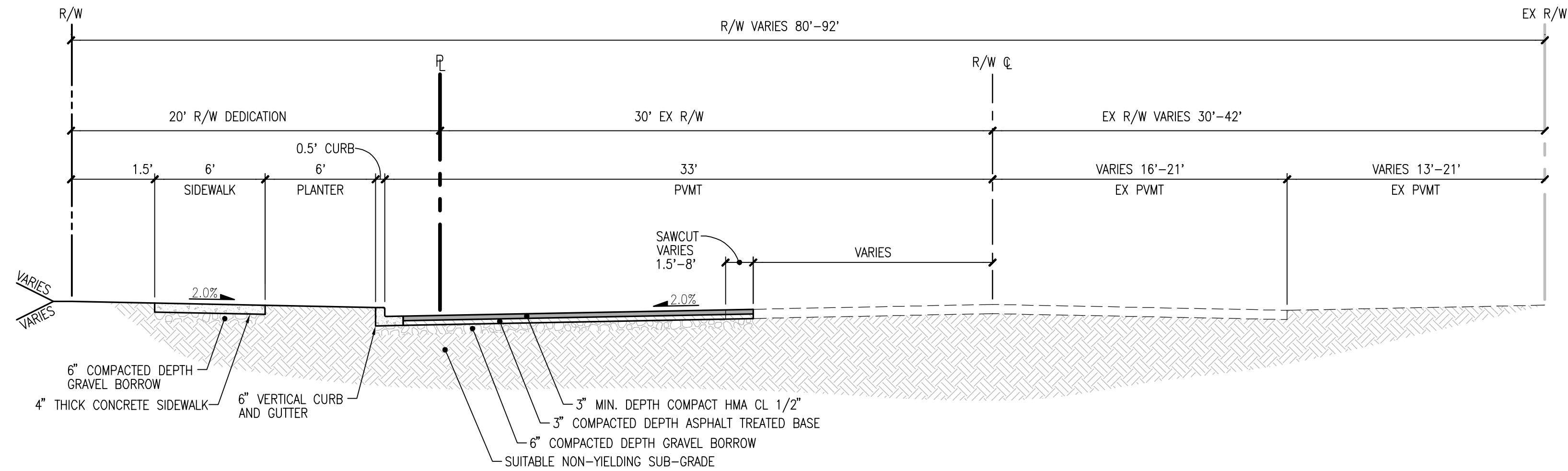
RD-04

SHEET 10 OF 12

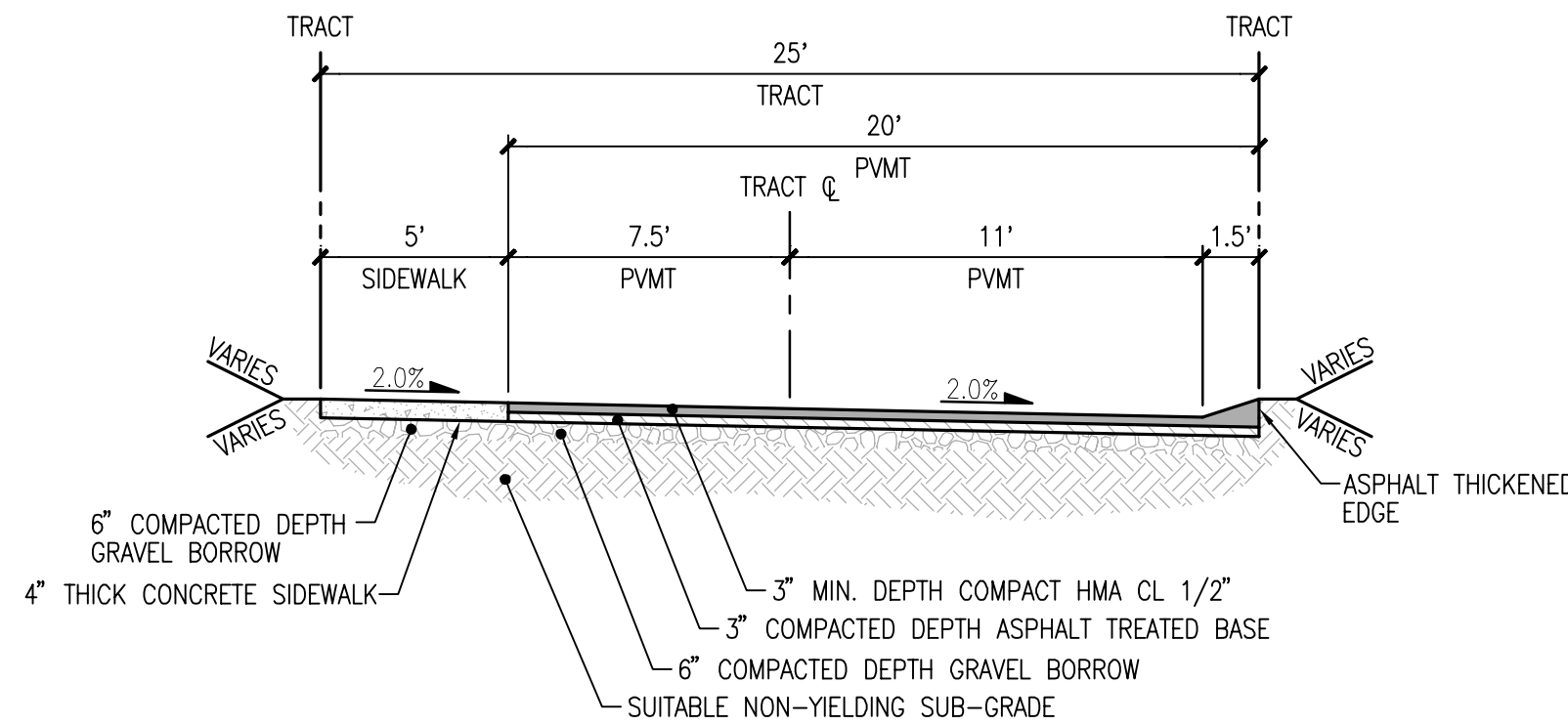
A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON



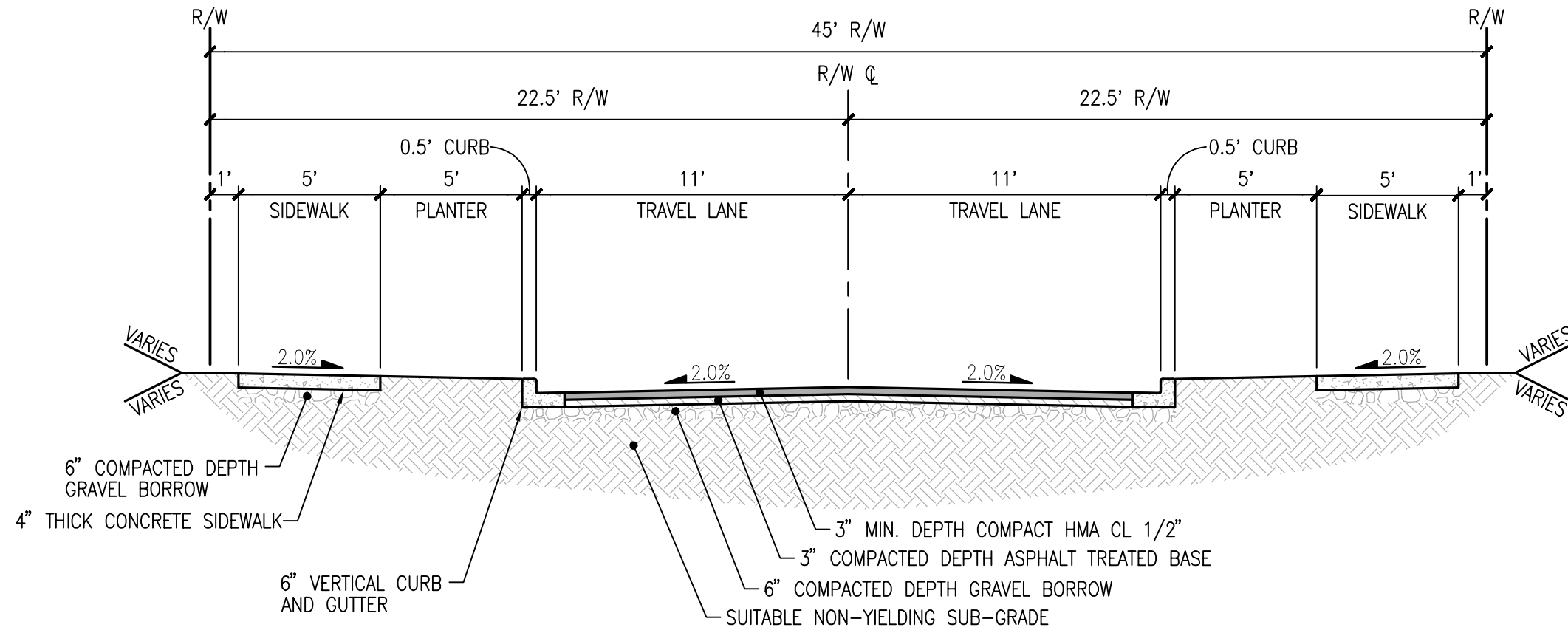
ISSAQUAH-PINE LAKE ROAD
FRONTAGE ROCKERY WALL DETAIL
SCALE: 1"=5'



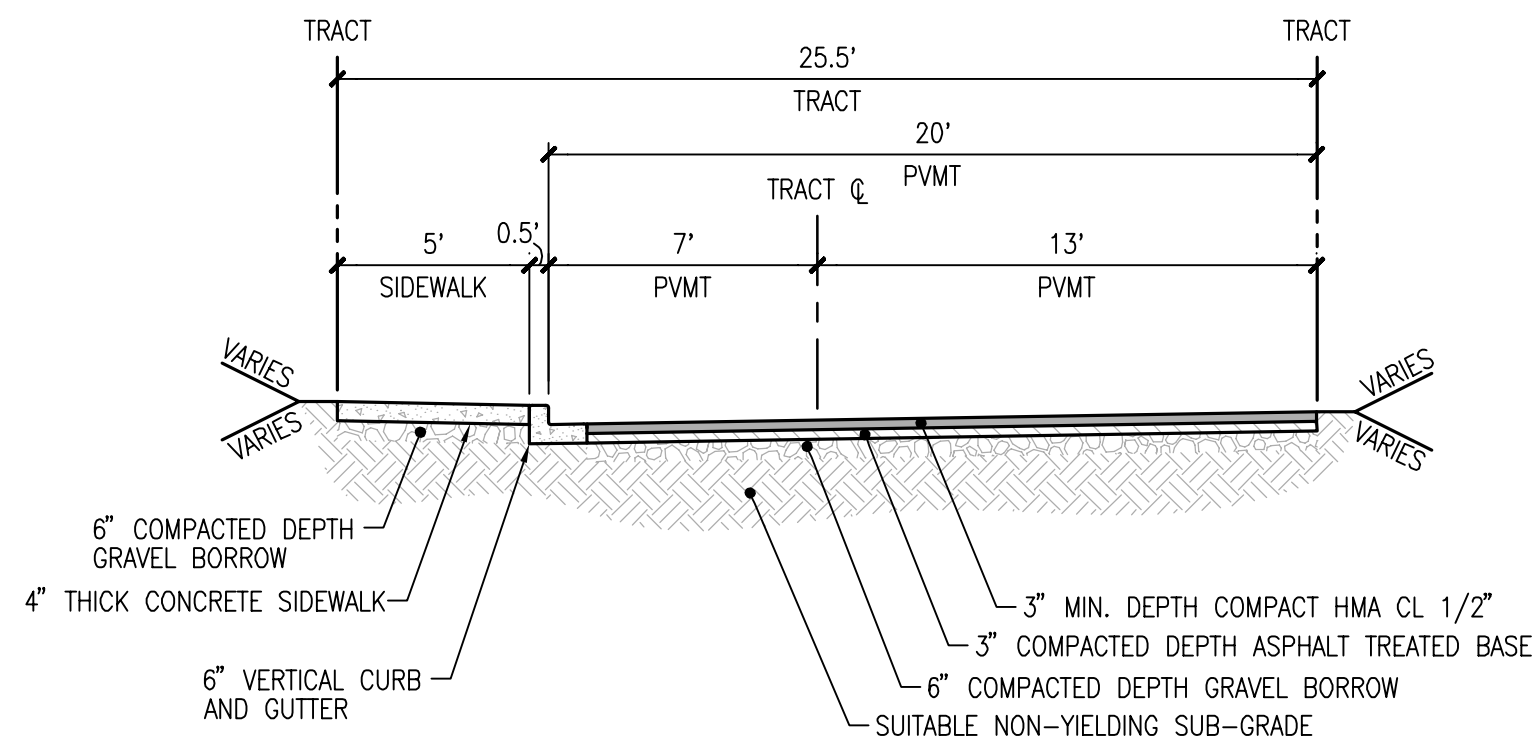
ISSAQUAH PINE LAKE RD SE
TYPICAL SECTION
SCALE: 1"=5'
(PRINCIPAL ARTERIAL)



TRACT TYPICAL SECTION
SCALE: 1"=5'
(PRIVATE)



INTERNAL PRIVATE ROAD TYPICAL SECTION
SCALE: 1"=5'
(PRIVATE)



TRACT 996 SECTION
SCALE: 1"=5'
(PRIVATE)

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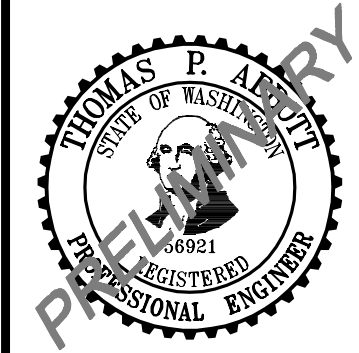


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Kent	Woodinville 20210 142nd Avenue NE Woodinville, WA 98072	www.LDCorp.com

DR HORTON
PARKLAND HEIGHTS
PRELIMINARY ROAD SECTIONS



JOB NUMBER:	C21-124
DRAWING NAME:	C2124P-RD-PR
DESIGNER:	TPA
DRAFTING BY:	RCR
DATE:	6-25-21
SCALE:	1"=5'
JURISDICTION:	ISSAQUAH

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SEC 22, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON

GENERAL NOTES FOR ROADS & UTILITIES

1. GENERAL

- 1.1 CONTRACTORS SHALL LIMIT ALL CONSTRUCTION ACTIVITIES AND HEAVY EQUIPMENT OPERATION TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS PER IMC 16.35.010; EXTENDED WORK HOURS MUST BE APPROVED IN WRITING BY DSD.
- 1.2 ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICE WITHIN THE CITY LIMITS OF ISSAQUAH SHALL OBTAIN A CITY OF ISSAQUAH BUSINESS LICENSE.
- 1.3 CONTRACTORS SHALL HAVE COPIES OF THE APPROVED PLANS, APPLICABLE CITY STANDARDS, AND THE SPILL RESPONSE PLAN ON-SITE AT ALL TIMES. THE "CITY STANDARDS" REFER TO THE CITY OF ISSAQUAH STREET STANDARDS DATED 2010, CITY OF ISSAQUAH WATER STANDARDS DATED OCTOBER 2010 AND CITY OF ISSAQUAH SEWER STANDARDS DATED OCTOBER 2010. OTHER STANDARD DETAILS AND APPROVED MATERIALS LIST CAN CURRENTLY BE FOUND IN THE WATER STANDARDS AND APPLY TO ALL PROJECT ELEMENTS. SOME OF THESE CITY STANDARDS HAVE NOT BEEN STAMPED BY A PROFESSIONAL ENGINEER AND, PER WAC 196-23-020, THEY ARE PROVIDED AS ENGINEERING DESIGN AIDS ONLY. CONTRACTORS SHALL CONTACT THE ENGINEER AND DSD PRIOR TO USING ANY ELEMENTS OF THE CITY STANDARDS THAT ARE NOT SPECIFICALLY CALLED OUT IN THE GENERAL NOTES FOR ISSAQUAH ROADS & UTILITIES OR SHOWN ON THE PLANS & SPECIFICATIONS. CITY STANDARDS SHALL NOT BE APPROVED FOR USE UNLESS THEY ARE SPECIFICALLY REFERENCED IN THE APPROVED CONSTRUCTION PLANS OR THROUGH A DESIGN CHANGE APPROVED BY DSD.
- 1.4 CONTRACTORS SHALL REFUEL ALL EQUIPMENT ON-SITE USING DSD APPROVED METHODS AND PROCEDURES.
- 1.5 CONTRACTORS SHALL PROVIDE DSD INSPECTOR WITH A MATERIALS LIST A MINIMUM OF TEN WORKING DAYS BEFORE INSTALLATION. THE LIST SHALL INCLUDE MANUFACTURER AND/OR MODEL NUMBER (IF APPLICABLE) OF MATERIAL AND EQUIPMENT TO BE INSTALLED. THE MANUFACTURER'S TECHNICAL SPECIFICATIONS FOR PIPE, APPURTENANCES AND EQUIPMENT SHALL BE SUPPLIED TO DSD UPON REQUEST.
- 1.6 CONTRACTORS SHALL LAY ALL WATER, SEWER AND STORM DRAINAGE PIPELINES "UP-HILL" STARTING AT THE LOWEST MAIN ELEVATION. THE MAIN SHALL BE POSITIONED SO THAT THE BELL END IS ON THE HIGHER SIDE OF THE PIPE SEGMENT AND THE PLAN END INSERTED INTO THE BELL END. PIPE SHALL NOT BE DRIVEN HOME, BUT SHALL BE POSITIONED WITH ADEQUATE ROOM FOR THERMAL EXPANSION OF THE PIPE NETWORK WITHOUT BUCKLING OR COMPRESSION OF THE JOINTS.
- 1.7 CONTRACTORS SHALL PLACE TRENCH BACKFILL IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12-INCHES IN THICKNESS IN NON-TRAVELED AREAS OR 6-INCHES IN TRAVELED AREAS. TRENCH BACKFILL LOCATED BETWEEN THE BOTTOM OF THE PIPE AND 6-INCHES ABOVE THE PIPE CROWN SHALL NOT CONTAIN ROCKS LARGER THAN 3-INCHES IN DIAMETER. TRENCH BACKFILL LOCATED ABOVE THE PIPE ZONE SHALL MEET WSDOT SPEC. 9-03.14(3) OR AS APPROVED BY DSD. TRENCH BACKFILL LOCATED WITHIN THE TOP 4-FOOT SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. COMPACTION TESTING IN TRENCHES GREATER THAN 4 FT. IN DEPTH MAY BE ACCOMPLISHED BY MAINTAINING A COMPACTION PATTERN PROVEN TO MEET COMPACTION REQUIREMENTS. ALL NON WSDOT SPEC. MATERIAL SHALL INCLUDE GRADATION REPORT FOR DSD REVIEW AND APPROVAL PRIOR TO PLACEMENT.
- 1.8 CONTRACTORS SHALL NOT INSTALL ABOVE GROUND COPPER OR GALVANIZED MATERIALS OTHER THAN VAULT LIDS OR OTHER DSD APPROVED ITEMS.
- 1.9 DEVELOPER SHALL CONTRACT WITH A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO SUPERVISE ALL TRENCH AND ROADWAY EXCAVATION AND SIGNIFICANT GRADE ACTIVITIES. CONSTRUCTION SHALL BE MONITORED BY THE ENGINEER. COMPACTION TESTING SHALL BE TRANSMITTED TO DSD ON A WEEKLY BASIS. ALL TESTS SHALL INCLUDE A MAP SHOWING THE TESTING LOCATION, THE ISSAQUAH SW (FORMERLY PUB) #, AND NAME OF PLAN SET USED FOR CONSTRUCTION. A SEPARATE REPORT SHALL BE ISSUED FOR EACH SW #.
- 1.10 DEVELOPER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH DSD PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 1.11 THE FOLLOWING ORDER OF PRECEDENCE SHALL APPLY IF THERE ARE INCONSISTENCIES BETWEEN THE DIFFERENT ELEMENTS OF THE CONSTRUCTION PLANS: 1) DSD APPROVED FIELD CHANGES, 2) DSD APPROVED DESIGN CHANGES, 3) DSD APPROVED PLANS & SPECIFICATIONS, 4) GENERAL NOTES FOR ISSAQUAH ROADS & UTILITIES, AND 5) WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION.
- 1.12 A COPY OF THE APPROVED PERMIT AND PLANS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.

2. WATER

- 2.1 CONTRACTORS SHALL USE CLASS 52 OR THICKER DUCTILE IRON MEETING AWWA C151. PIPE AND FITTINGS SHALL HAVE CEMENT-MORTAR LINING MEETING AWWA C104. FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MEETING THE REQUIREMENTS OF AWWA C110 OR AWWA C153.
- 2.2 CONTRACTORS SHALL INSTALL WATER MAINS WITH A MINIMUM DEPTH OF COVER OF 36" AND A MAXIMUM DEPTH OF COVER OF 60" UNLESS SHOWN OTHERWISE ON THE APPROVED CONSTRUCTION DRAWINGS.
- 2.3 CONTRACTORS SHALL INSTALL ALL WATER MAINS SO THAT THEY ARE RESTRAINED FROM UNRESOLVED HYDROSTATIC THRUST FORCES IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. CHANGES TO THE APPROVED THRUST RESTRAINT SYSTEM SHALL NOT BE MADE WITHOUT DSD APPROVAL. DSD INSPECTION OF BLOCKING AND RESTRAINED PIPE SYSTEMS IS REQUIRED PRIOR TO BACKFILL.
- 2.4 USE ROMAC STYLE GRIP RINGS OR DOMESTIC ALTERNATIVE, FOREIGN-MANUFACTURED RESTRAINED-JOINT SYSTEM COMPONENTS SHALL NOT BE USED.
- 2.5 CONTRACTORS SHALL TEST ALL WATER MAINS, WATER MAIN APPURTENANCES, AND SERVICE CONNECTIONS EXCLUDING THE METER SETTER ASSEMBLY TO 150 PSI OVER THE NORMAL WORKING PRESSURE. METER SETTER ASSEMBLIES SHALL BE VISUALLY INSPECTED FOR LEAKS AT MAXIMUM NORMAL WORKING PRESSURE. TEST PROCEDURES SHALL CONFORM TO AWWA STANDARDS. PIPE PRESSURE RATING SHALL BE AT LEAST 150 PSI IN EXCESS OF THE WORKING.
- 2.6 HYDRANT LATERALS LESS THAN 50' LONG SHALL BE 6" LONGER THAN 50' SHALL BE 8". ALL HYDRANT RUNS SHALL BE SHACKLED AND BLOCKED.
- 2.7 CONTRACTORS SHALL BE SUPPLIED WITH 5' STITCH PLATE ADAPTERS.
- 2.8 CONTRACTORS SHALL INSTALL AIR AND VACUUM RELEASE VALVES PER THE WATER STANDARDS. VALVE SIZE SHALL BE INDICATED ON THE PLANS. THE ABOVE GRADE PORTIONS OF THE PIPE SHALL BE COATED WITH TWO COATS OF ALKYL BASED GLOSS-HIGH-GLOSS WHITE PAINT.
- 2.9 CONTRACTORS SHALL INSTALL 2-PIECE VALVE BOXES.
- 2.10 CONTRACTORS SHALL INSTALL SADDLE SERVICE CONNECTIONS WITH DOUBLE STRAPS USED ON 12" OR LARGER SIZES. CONNECTIONS TO BE MADE ON PRESSURIZED WATER MAIN ONLY.
- 2.11 CONTRACTORS SHALL INSTALL ¾" AND 1" SERVICE LINES WITH A MINIMUM DEPTH OF 24" AND A SERVICE LINE TAP OF 30' FROM THE SPRING LINE OF THE PIPE.
- 2.12 CONTRACTORS SHALL INSTALL 1½" AND 2" SERVICE LINES WITH A MINIMUM DEPTH OF 24" AND A SERVICE LINE TAP OF 10' FROM THE SPRING LINE OF THE PIPE.
- 2.13 CONTRACTORS SHALL INSTALL ¾" AND 1" SERVICES IN ACCORDANCE WITH THE WATER STANDARDS. A PVC PIPE SPACER SHALL BE INSTALLED BETWEEN THE SETTER. THE SPACER SHALL BE CUT TO THE APPROPRIATE LENGTH AND IT SHALL CONTAIN A 3/8" DRILLED HOLE (VISIBLE FROM ABOVE). METERS CLOSER THAN 6 FEET SHALL BE 2" PVC CONDUIT BETWEEN THE METER BOXES.
- 2.14 CONTRACTORS SHALL INSTALL 1½" AND 2" SERVICES IN ACCORDANCE WITH THE WATER STANDARDS. A PVC PIPE SPACER SHALL BE INSTALLED BETWEEN THE SETTER. THE SPACER SHALL BE CUT TO THE APPROPRIATE LENGTH AND IT SHALL CONTAIN A 3/8" DRILLED HOLE (VISIBLE FROM ABOVE).
- 2.15 CONTRACTORS SHALL INSTALL WATER METER SETTERS TO A HORIZONTAL AND VERTICAL PLACEMENT TOLERANCE OF PLUS OR MINUS 1-INCH. WATER METER BOXES SHALL BE CENTERED ON THE PLANTER SADDLE TO A TOLERANCE OF PLUS OR MINUS 2-INCHES.
- 2.16 METER BOXES INSTALLED SHALL BE PROTECTED FROM CONTINUING CONSTRUCTION ACTIVITIES USING ORANGE, PLASTIC TEMPORARY FENCING.
- 2.17 CONTRACTORS SHALL INSTALL DSD APPROVED BACKFLOW PREVENTION DEVICES ON ALL IRRIGATION SERVICES. CONTRACTOR SHALL PROVIDE INDEPENDENT CERTIFICATION TO DSD INSPECTOR PRIOR TO INSTALLATION.
- 2.18 CONTRACTORS SHALL INSTALL ONE PIECE OF TYPE K COPPER FROM WATER MAIN TO METER SETTER FOR ALL SERVICE LINES. THE SERVICE LINE SHALL BE LOCATED PERPENDICULAR TO THE WATER MAIN.
- 2.19 CONTRACTORS SHALL INSTALL RESILIENT SEAT TYPE (AWWA C-509) AVK SERIES 65 GATE VALVES PER CITY STANDARDS.
- 2.20 CONTRACTORS SHALL NOT CONNECT NEW MAINS TO THE CITY'S POTABLE WATER SYSTEM UNTIL THE MAINS HAVE PASSED PRESSURE AND PURITY TESTING AND HAVE BEEN APPROVED FOR CONNECTION BY DSD. CONTRACTORS SHALL PERFORM A HIGH FLOW FLUSH AS DIRECTED BY DSD IMMEDIATELY AFTER THE MAIN IS CONNECTED TO THE CITY WATER SUPPLY.
- 2.21 ALL FLOW INTERRUPTIONS SHALL BE SCHEDULED WITH CITY'S PUBLIC WORKS OPERATIONS AT LEAST 14 CALENDAR DAYS AHEAD. ALL FLOW INTERRUPTIONS, INDIVIDUALLY, SHALL BE NO LONGER THAN 8-CONSECUTIVE HOURS LEAVING 16-CONSECUTIVE HOURS FOR STORAGE RECOVERY. THESE INSTRUCTIONS ARE IN ADDITION TO, OR MODIFICATION TO, EXISTING CITY STANDARD OPERATING PROCEDURES FOR SCHEDULED WATER MAIN SHUT-DOWNS.

3. SEWER

- 3.1. CONTRACTORS SHALL CONSTRUCT ALL SEWER PIPELINES WITH MINIMUM CLASS 50 DUCTILE IRON OR SOLID WALL PVC PIPE CONFORMING TO REQUIREMENTS OF ASTM D3034 SDR 35 WITH ELASTOMERIC JOINT GASKETS CONFORMING TO ASTM F 477. SEWER PIPE MATERIAL SHALL BE DETERMINED BY THE ENGINEER AND SHOWN ON THE PLANS.
- 3.2. CONTRACTORS SHALL CONSTRUCT ALL PRESSURE SEWER PIPELINES WITH CLASS 52 DUCTILE IRON OR HDPE PIPE. HDPE PIPE SHALL INCLUDE 12 INCH WIRE PER CITY STANDARDS.
- 3.3. CONTRACTORS SHALL INSPECT MANHOLES AND COVERS MODIFIED TO HAVE 3" RAISED LETTERS MARKED "SEWER" WITH INTEGRAL CAST LIFT HANDLE. MANHOLES LOCATED IN PAVED ROAD AREAS SHALL HAVE STANDARD, NON-LOCKING COVERS AND ACCESS LOCATED OUTSIDE OF STORM WATER FLOW LINES. MANHOLES IN UNPAVED AREAS AND IN EASEMENTS TO HAVE LOCKING COVERS.
- 3.4. CONTRACTORS SHALL AIR AND DEFLECTION TEST ALL GRAVITY SEWER PIPE. HDPE PRESSURE SEWER PIPELINES SHALL BE PRESSURE TESTED TO 150-PERCENT OF THE DESIGN OPERATING PRESSURE FOR 30-MINUTES. DUCTILE IRON PRESSURE SEWER PIPELINES SHALL BE PRESSURE TESTED TO THE GREATER OF 150 PSI OVER THE DESIGN WORKING PRESSURE OR NO LESS THAN 200 PSI.
- 3.5. CONTRACTORS SHALL MARK ALL SEWER STUDS WITH A 24X POST STENCILED "SEWER" IN 2- INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT. GRAVITY MANHOLES SHALL BE ATTACHED TO A POST INVERT TO INDICATE MINIMUM 12 GAUGE WIRE. CONTRACTOR SHALL EXPOSE, SURVEY, AND BACKFILL ALL SEWER STUDS INSTALLED WITHOUT 24X POSTS AND INVERT ELEVATIONS. PROVIDING THE DEPTH TO THE SEWER STUD IS NOT ACCEPTABLE. CONTRACTOR MUST PROVIDE AUSTIN INVERT ELEVATION.
- 3.6. CONTRACTORS SHALL VIDEO INSPECT ALL GRAVITY SEWER PIPE AFTER THE ENTIRE SEWER SYSTEM IS INSTALLED AND CLEANED (INCLUDING MANHOLE CHANNELING AND DEBRIS REMOVAL). IMMEDIATELY PRIOR TO VIDEO INSPECTION, CONTRACTOR SHALL POUR 10 GALLONS OF CLEAN WATER INTO THE UPSTREAM MANHOLE. VIDEO INSPECTION TO BE SUCH THAT ENTIRE SEGMENT OF PIPE BETWEEN ADJACENT MANHOLES IS VIDEO TESTED WITHOUT INTERRUPTION. A COPY OF THE VIDEO (DVD FORMAT) INSPECTION SHALL BE SEALED IN A TAMPER PROOF ENVELOPE AND PROVIDED TO DSD PRIOR TO ACCEPTANCE OF THE SEWER SYSTEM.
- 3.7. CONTRACTORS SHALL INSPECT ALL MANHOLE DROPS ON THE EXTERIOR OF THE MANHOLE UNLESS OTHERWISE APPROVED. ALL DROPS SHALL BE EQUIPPED WITH A "HALF-PLUG". INSPECTION OF BLOCKING REQUIRED PRIOR TO BACKFILL ON ALL OUTSIDE DROPS.
- 3.8. CONTRACTORS SHALL PLUG THE CONNECTION TO THE DOWNSTREAM SYSTEM PRIOR TO BEGINNING CONSTRUCTION. PLUG SHALL NOT BE REMOVED UNTIL CLEANING OF THE PROPOSED SEWER SYSTEM IS COMPLETE.
- 3.9. PIPE BEDDING SHALL CONFORM TO WSDOT 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.

4. STORM WATER

- 4.1. CONTRACTORS SHALL CONSTRUCT STORM PIPELINES AS IDENTIFIED ON THE APPROVED MATERIALS LIST. PIPE SHALL BE RATED FOR H2O SURFACE LOADS WHEN INSTALLED IN AREAS SUBJECT TO TRAFFIC.
- 4.2. CONTRACTORS SHALL INSTALL VANE TYPE CATCH BASIN GRATES UNLESS OTHERWISE NOTED.
- 4.3. CONTRACTORS SHALL INSTALL A 2X4 POST STENOILED "STORM" IN 2-INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT PERMANENTLY MARKED. MARKER TO BE ATTACHED TO PIPE INVERT WITH MINIMUM 12 GAUGE WIRE. CONTRACTOR SHALL EXPOSE, SURVEY, AND BACKFILL ALL STUBS INSTALLED WITHOUT 2X4 POSTS AND INVERT ELEVATIONS, PROVIDING THE DEPTH TO THE STUB IS NOT ACCEPTABLE. CONTRACTOR MUST PROVIDE ACTUAL INVERT ELEVATION.

5. STREETS & SIDEWALKS

- 5.1. CONTRACTORS SHALL INSTALL PERMANENT ROADWAY MONUMENTS AT ALL PCS, PTS AND AT INTERSECTIONS. THE MONUMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS.
- 5.2. CONTRACTORS SHALL COMPACT ROADWAY SUBGRADE IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. RECYCLED ASPHALT PAVEMENT AND MINERAL AGGREGATE USED FOR ROAD SUBGRADE IF APPROVED BY THE GEOTECHNICAL ENGINEER SHALL BE INSURED TO BE PLACED TO A MINIMUM OF 12 INCHES BY DSD PRIOR TO PLACEMENT OF BASE COURSE AND OTHER ROADWAY MATERIALS. HOT MIX ASPHALT SHALL BE COMPACTED TO 92% OF THE MAXIMUM DENSITY.
- 5.3. CONTRACTORS SHALL REQUEST A PRE-FINAL LIFT (WEARING COURSE) INSPECTION FROM THE DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO FINAL LIFT PLACEMENT. THE DSD WILL INSPECT AND APPROVE THE ATB SURFACE PRIOR TO INSTALLATION OF THE FINAL LIFT. FINAL LIFT PAVING THAT IS PLACED WITHOUT DSD INSPECTION IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S SOLE COST.
- 5.4. DEVELOPER SHALL CONTRACT WITH A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO TEST THE SUBGRADE AT 200' MINIMUM SPACING FOR COMPLYING WITH THE CITY STANDARD.
- 5.5. CONTRACTORS SHALL INSTALL CONCRETE SIDEWALKS WITH A BROOM FINISH AND 4-INCH SHINERS AT ALL EXPANSION JOINTS AND ALL EXPOSED EDGES, UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS WHERE SUBJECT TO TRAFFIC LOADS AND 4-INCH MINIMUM THICKNESS ELSEWHERE. EXPANSION JOINTS SHALL BE PLACED NO MORE THAN 20- FEET APART. CONCRETE SHALL BE PLACED OVER 4-INCHES OF COMPACTED SUBGRADE CONFORMING TO WSDOT 9-03.9(3).
- 5.6. CONTRACTORS SHALL REQUEST A PRE-POUR INSPECTION IN WRITING FROM DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO POURING ANY WHEELCHAMP RAMPS. DSD WILL INSPECT AND APPROVE THE WHEELCHAMP RAMP FORMS FOR ALIGNMENT BY SIGNING THE CONTRACTOR'S RED-LINE PLAN. WHEELCHAMP RAMPS SHALL BE PLACED WITHOUT DSD INSPECTION PRIOR TO PLACEMENT. ANY SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S SOLE COST. INSPECTION FOR ADA COMPLIANCE SHALL BE CONDUCTED FOLLOWING THE CONTRACTOR'S POUR AND CURE.
- 5.7. SIDEWALKS, RAMPS, AND DRIVEWAYS THAT PROVIDE PEDESTRIAN ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: CHANGES IN LEVEL UP TO ¼-INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT, CHANGES IN LEVEL BETWEEN ¼-INCH AND ½-INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2H, CHANGES IN LEVEL GREATER THAN ½-INCH SHALL NOT BE ALLOWED.

6. CLEARING, GRADING AND EARTHWORKS

1. CONTRACTORS MAY WORK UNDER THE APPROVED TESC MEASURES SHOWN ON THE PLANS. CONTRACTORS SHALL KEEP ALL ROADWAYS CLEAN AND FREE OF SEDIMENT, MUD, ROCK AND DEBRIS.
- 6.2. CONTRACTORS SHALL COMPACT ALL BUILDING AND PAVEMENT AREAS LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAYS IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR.
1. TESC COORDINATION
 - a. THE APPLICANT MUST DESIGNATE A TESC SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE PERFORMANCE, MAINTENANCE, AND REVIEW OF TESC MEASURES AND FOR COMPLIANCE WITH ALL PERMIT CONDITIONS RELATING TO TESC. THE TESC SUPERVISOR SHALL BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD AS DEFINED BY THE DEPARTMENT OF ECOLOGY. NOTE: THE APPLICANT IS ULTIMATELY RESPONSIBLE FOR PERMIT COMPLIANCE, REGARDLESS OF WHO HIRES THE TESC SUPERVISOR.
 - b. AN ONSITE TESCO PRECONSTRUCTION MEETING SHALL BE HELD BEFORE ANY WORK BEGINS TO REVIEW IMPLEMENTATION OF THE TESC PLANS.
 - c. ANY PERMANENT FLOW CONTROL OR WATER QUALITY FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. INFILTRATION FACILITIES SHALL NOT BE USED FOR TESC.
2. TESC INSTALLATION
 - a. TESC FACILITIES ARE REQUIRED YEAR ROUND.
 - b. A TESC FIELD PRECON IS REQUIRED WITH THE DSD INSPECTOR PRIOR TO CONSTRUCTION.
 - c. THE TESC FACILITIES REQUIRED BY THIS PERMIT MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE SEDIMENT-LADEN WATER DOES NOT ENTER THE CITY DRAINAGE SYSTEM, SURFACE WATERS, OR WETLANDS. ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF.
 - d. THE BOUNDARIES OF ANY CLEARING LIMITS AND TREE PROTECTION INCLUDED IN THE PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE CLEARING LIMITS IS ALLOWED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION, UNTIL FINAL LANDSCAPING OR OTHER PERMANENT SITE STABILIZATION.
 - e. ANY STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ONSITE ROADS AND PAVED AREAS SHALL BE KEPT CLEAN TO MINIMIZE TURBIDITY IN RUNOFF. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, SHALL BE REQUIRED IF NEEDED TO ENSURE SEDIMENT IS NOT TRACKED OUT TO CITY STREETS. ANY DIRT TRACKED ONTO CITY STREETS SHALL BE SWEEP AS NECESSARY OR AS DIRECTED BY THE CITY OF ISSAQUAH. STREET SWEEPING IS NOT CONSIDERED A TESC MEASURE.
 - f. TESC MEASURES SHALL BE APPLIED IN ACCORDANCE WITH THE 2012/2014 ECOLOGY STORM WATER MANAGEMENT MANUAL FOR WESTERN WA, VOLUME II CONSTRUCTION STORM WATER POLLUTION PREVENTION.
 - g. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G. SEEDING, MULCHING, PLASTIC COVERING, ETC.). THESE TIME LIMITS MAY BE MODIFIED BY THE CITY TO ADDRESS SPECIFIC SITE CONDITIONS.
 - h. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED OR OTHERWISE COVERED IN PREPARATION FOR THE WINTER RAINS. IF COVER MEASURES ARE NOT ESTABLISHED BY OCT 1, ADDITIONAL TESC MEASURES SHALL BE REQUIRED.
3. TURBIDITY MONITORING:
 - a. DISCHARGE FROM THE PROJECT SITE SHALL NOT EXCEED THE NTU LIMIT AT ALL TIMES UP TO THE 10 YEAR/24 HOUR STORM EVENT. THIS EVENT IS DEFINED AS 3.5 INCHES OF RAINFALL OVER A 24 HOUR PERIOD, AS MEASURED AT THE CITY'S RAIN GAGE. THE DISCHARGE LIMIT TO A NATURAL WATER BODY IS 5 NTU OVER BACKGROUND, OTHERWISE THE LIMIT SHALL BE 100 NTU. EXCEEDANCE OF THE NTU LIMIT IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
 - b. THE CITY OF ISSAQUAH WILL MEASURE THE TURBIDITY OF THE DISCHARGE AT THE DESIGNATED MONITORING POINTS TO VERIFY COMPLIANCE WITH THE DISCHARGE LIMIT. THE TESC SUPERVISOR SHALL BE NOTIFIED OF DISCHARGES ABOVE BACKGROUND OR 25 NTUS AS APPLICABLE, SO THAT ACTION CAN BE TAKEN TO KEEP DISCHARGES BELOW THESE THRESHOLD LEVELS. FOR PROJECT SITES WHERE DESIGNATING A MONITORING POINT IS NOT FEASIBLE (E.G. FLAT SITES), THE MONITORING LOCATIONS WILL BE AT THE DISCRETION OF THE CITY OF ISSAQUAH.
 - c. MONITORING POINTS SHALL BE READILY ACCESSIBLE TO THE CITY OF ISSAQUAH AT ALL TIMES FOR ALL PHASES OF CONSTRUCTION.
 - d. ANY DISCHARGE AT 100 NTU OR HIGHER REQUIRES NOTIFICATION TO CITY INSPECTOR, AND MAY BE SUBJECT TO FINES AND PENALTIES.
 - e. ANY DISCHARGE TO A STREAM, LAKE OR WETLAND SHALL NOT EXCEED WATER QUALITY STANDARDS PER WAC 173-201A. FAILURE TO MEET WAC 173-201A IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
4. ROUTINE TESC MAINTENANCE
 - a. THE TESC FACILITIES SHALL BE INSPECTED BY THE TESC SUPERVISOR DAILY OR MORE OFTEN DURING RAINFALL, AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN DOCUMENTATION IS REQUIRED FOR DISCHARGES ABOVE THE THRESHOLD LEVELS AND SHALL BE READILY AVAILABLE AT THE PROJECT SITE.
 - b. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
 - c. THE TESC SUPERVISOR SHALL NOTIFY THE CITY OF ISSAQUAH PRIOR TO PUMPING ANY DISCHARGE OFFSITE OR TO CRITICAL AREAS.
 - d. TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
5. UPDATED TESC PLANS
 - a. REVISED TESC PLANS SHALL BE SUBMITTED TO THE CITY OF ISSAQUAH FOR REVIEW AND APPROVAL PRIOR TO SIGNIFICANT REVISIONS TO TESC MEASURES ARE NEEDED TO ADDRESS PROJECT PHASING OR CHANGED CONDITIONS.
 - b. A WET SEASON TESC PLAN IS REQUIRED TO BE SUBMITTED TO DSD FOR APPROVAL TO INITIATE OR CONTINUE CLEARING AND GRADING ACTIVITY DURING THE OCTOBER 1 THROUGH APRIL 30 PERIOD. THE WET SEASON TESC PLAN MUST INCLUDE A DEWATERING PLAN FOR RUNOFF CAPTURE, CONTAINMENT, TURBIDITY MONITORING, AND EITHER STORAGE OR DISPOSAL METHOD.
 - c. FAILURE TO PROVIDE AND MAINTAIN APPROVED TESC FACILITIES AT CONSTRUCTION SITES IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
6. OTHER POLLUTION CONTROL MEASURES
 - a. THE CONTRACTOR SHALL USE THE APPROPRIATE POLLUTION CONTROL MEASURES TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER (SUCH AS RUNOFF FROM CONCRETE SLURRY) ENTERS THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR OTHERWISE LEAVES THE PROJECT SITE.

7. RECORD DRAWINGS

- 7.1. CONTRACTORS SHALL MAINTAIN HAND DRAWN RED-LINES, FIELD NOTES AND PHOTOGRAPHS ("FIELD DOCUMENTATION") OF ALL IMPROVEMENTS AS THE WORK PROGRESSES. CONTRACTOR'S FIELD DOCUMENTATION SHALL BE MAINTAINED ONSITE AND SHALL BE AVAILABLE AT ALL TIMES FOR DSD REVIEW. THE DSD INSPECTOR WILL PERIODICALLY REVIEW THE CONTRACTOR'S FIELD DOCUMENTATION AND WILL STOP WORK IF THE CONTRACTOR IS NOT MAINTAINING ADEQUATE RECORDS.
- 7.2. CONTRACTORS SHALL CONTRACT WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF WASHINGTON TO ACQUIRE ALL THE FIELD DATA REQUIRED TO CREATE THE RECORD DRAWINGS. THE CONTRACTOR'S SURVEYOR SHALL BE THE SURVEYOR OF RECORD FOR THE RECORD DRAWINGS. ALL FIELD LOCATIONS SHALL BE TIED TO AN EASILY MEASURED OBJECT IN THE FIELD SUCH AS LIGHT POLE, MANHOLE, CATCH BASIN, CURB HUB, ETC.
- 7.3. DEVELOPER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO PREPARE THE RECORD DRAWINGS. THE RECORD DRAWINGS SHALL FOLLOW THE SAME GENERAL FORMAT AS THE APPROVED CONSTRUCTION DRAWINGS AND THEY SHALL CONSIST OF A CLEAN SET OF MYLAR PRINTS WITH ALL CONSTRUCTION NOTES REMOVED AND NO CROSS-OUTS. RECORD DRAWINGS SHALL BE GENERATED USING THE FOLLOWING INFORMATION:

- 7.3.1. CONTRACTOR SUPPLIED SURVEY INFORMATION
- 7.3.2. CONTRACTOR'S FIELD DOCUMENTATION.
- 7.3.3. ENGINEER'S FIELD DOCUMENTATION.
- 7.3.4. DSD INSPECTOR'S FIELD DOCUMENTATION.
- 7.3.5. FIELD CHANGES AND DESIGN CHANGES.
- 7.3.6. THE APPROVED CONSTRUCTION DRAWINGS.

- 7.4 EACH SHEET OF THE RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING STATEMENTS AND SHALL BE STAMPED AND SIGNED BY THE ENGINEER OF RECORD AND THE SURVEYOR OF RECORD:

- 7.4.1 THE SURVEYOR OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:
 "I _____ (THE SURVEYOR OF RECORD) HEREBY CERTIFY THAT THE SURVEY INFORMATION SHOWN ON THESE RECORD DRAWINGS
 ACCURATELY REFLECTS THE FIELD CONDITIONS AS OF _____."
- 7.4.2 THE ENGINEER OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:
 "I _____ (THE ENGINEER OF RECORD) HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THESE RECORD DRAWINGS
 _____ MEET THE INTENT OF THE DESIGN."

- THE INFORMATION SHOWN ON THESE RECORD DRAWINGS WAS COMPILED FROM THE FOLLOWING SOURCES: 1) SURVEY OF VISIBLE FEATURES, 2) CONTRACTOR NOTES, REDLINES AND SURVEY DATA, 3) DSD INSPECTOR COMMENTS, AND 4) APPROVED CONSTRUCTION PLANS. THE ENGINEER OF RECORD CERTIFYING THESE RECORD DRAWINGS HAS NOT WITNESSED ALL ELEMENT OF CONSTRUCTION AND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN DATA PROVIDED BY THE CONTRACTOR, THE DSD OR THE SURVEYOR OF RECORD."

- 7.5 SANITARY SEWER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:

- 7.5.1 SEWER PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
- 7.5.2 MANHOLE TYPE, SIZE, LOCATION, RIM ELEVATION, INVERT ELEVATIONS, AND DROP STRUCTURES FEATURES.
- 7.5.3 SIDE SEWER MATERIAL, SIZE, LOCATION, AND INVERT ELEVATION.

- 7.6 WATER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:

- 7.6.1 WATER PIPELINE PLAN WITH PIPE MATERIAL, SIZE, LOCATION AND LENGTH.
7.6.2 WATER VALVE TYPE, MANUFACTURE DATE, SIZE, INVERT ELEVATION AND LOCATION.
7.6.3 WATER FITTING TYPE, SIZE, INVERT ELEVATION, BLOCKING DIMENSION AND LOCATION.
7.6.4 WATER MAIN INVERT ELEVATIONS AT 50' SPACING FOR ALL PIPE INSTALLED AT A DEPTH GREATER THAN 5'.
7.6.5 TYPE AND LOCATION OF THRUST RESTRAIN SYSTEM.
7.6.6 FIRE HYDRANT LOCATION.
7.6.7 BLOW-OFF SIZE AND LOCATION.
7.6.8 AIR & VACUUM RELIEF VALVE SIZE AND LOCATION.
7.6.9 WATER METER SIZE AND LOCATION.

- 7.7 STORM RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:

- 7.7.1 STORM PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
7.7.2 CATCH BASIN TYPE, SIZE, LOCATION, RIM ELEVATION, AND INVERT ELEVATIONS.
7.7.3 FLOW CONTROL STRUCTURE TYPE, SIZE, LOCATION, RIM ELEVATION, ORIFICE SIZE, OVERFLOW ELEVATIONS, ETC.
7.7.4 LOT DRAIN SIZE, LOCATION AND INVERT ELEVATION.
7.7.5 FLOW CONTROL AND WATER QUALITY TREATMENT SYSTEM PLAN AND PROFILES WITH VOLUME, OPERATING LEVELS, OVERFLOW ELEVATIONS, AND OTHER PERTINENT ENGINEERING AND OPERATIONAL FEATURES AND COMPONENTS.

- 7.8 ROADWAY RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:

- 7.8.1 CENTERLINE PROFILE WITH ELEVATIONS AT INTERSECTIONS, PVI'S, BVC'S, AND EVC'S, INCLUDE VERTICAL CURVE DATA.
- 7.8.2 GUTTER LINE ELEVATIONS AT 1/4 POINTS OF INTERSECTION RADIUS RETURNS, INCLUDE CURVE DATA, AND AT ROADWAY WIDTH TRANSITION POINTS.
- 7.8.3 CHANNELIZATION TYPE AND LOCATION.
- 7.8.4 SIGNAGE TYPE AND LOCATION.
- 7.8.5 ILLUMINATION TYPE AND LOCATION.
- 7.8.6 RIGHT-OF-WAY MONUMENTATION.

8. SITE SAFETY

- 8.1. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCY SAFETY STANDARDS.

9. LANDSCAPING

1. LANDSCAPING REVIEW IN RIGHT-OF-WAY (ROW) IS LIMITED TO UTILITY CONFLICTS AND TREES IN ACCORDANCE WITH THE MASTER STREET TREE PLAN OR OTHERWISE APPROVED BY DSD, COMPLIANCE WITH CONDITIONS IN THE LAND USE PERMIT, DEVELOPMENT AGREEMENT IF APPLICABLE, SITE DISTANCE VISIBILITY, AND CONSISTENCY WITH NEIGHBORHOOD TYPE IN DESIGN GUIDELINES (LANDSCAPING TO COMPLEMENT NEIGHBORHOOD). THE SAME APPLIES TO MIN MARKS, UNLESS PLAY EQUIPMENT IS INVOLVED WHICH WOULD BE REVIEWED FOR SAFETY.
- 9.2. INCLUDE ABOVEGROUND UTILITIES (I.E. LIGHT POLES, HYDRANTS, STREET SIGNAGE, ETC.) ON ALL PLAN SUBMITTALS. PLACE THE FOLLOWING NOTICES ON ALL LANDSCAPE PLANS SUBMITTED FOR ISSAQUAH:
 - 9.2.1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK; AND TO PROTECT SAID UTILITIES FROM DAMAGE DURING PLANT INSTALLATION.
 - 9.2.2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK.
 - 9.2.3. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS AND PAVED SURFACES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK.
 - 9.2.4. CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED FOLLOWING PLANTING AND MAINTENANCE ACTIVITIES.
 - 9.2.5. COMPLIANCE BETWEEN APPROVED PLANTING PLANS, LANDSCAPE PERFORMANCE STANDARDS AND EXISTING FIELD CONDITIONS SHALL BE IDENTIFIED TO THE RESPONSIBLE OFFICIAL PRIOR TO PLANTING.
 - 9.2.6. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.
 - 9.2.7. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENEED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENEED SOIL GRADU TO A MINIMUM DEPTH OF 6.
 - 9.2.8. VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THAT TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
 - 9.2.9. USE OF FERTILIZER, ORGANIC OR SYNTHETIC SLOW-RELEASE TYPE, AND PESTICIDES OF ANY KIND SHALL ONLY BE PERMITTED BY THE RESPONSIBLE OFFICIAL. PERMITTED APPLICATIONS OF PESTICIDES SHALL BE APPLIED BY LICENSED APPLICATORS ONLY. ALL USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES SHALL COMPLY WITH BEST MANAGEMENT PRACTICES. APPLICATIONS OF ALL PESTICIDES, HERBICIDES, AND FERTILIZERS SHALL BE MADE IN A MANNER THAT WILL INHIBIT THEIR ENTRY INTO WATERWAYS, WETLANDS, AND STORM DRAIN.
 - 9.2.10. ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK (ANSI 260.1) REQUIREMENTS. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE STORED IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - 9.2.11. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
 - 9.2.12. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
 - 9.2.13. STREET TREE AND SHRUB SETBACKS SHALL BE CONSISTENT WITH ADOPTED CITY OF ISSAQUAH STREET STANDARDS, AND MEET THE FOLLOWING GENERAL REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE RESPONSIBLE OFFICIAL:
 - 9.2.14. TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING.
 - 9.2.15. TREES WILL NOT BE PLANTED TO OBSTRUCT VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND DRIVEWAYS OR TO OBSTRUCT STREET LIGHTING SIGNAGE OR TO RESULT IN A SAFETY CONCERN.
 - 9.2.16. TURF AREAS SHALL CONSIST OF A LOW WATER USE SEED MIX THAT IS WELL ADAPTED TO THE REGION. SPECIFIC SEED SELECTION SHALL BE CHOSEN BASED ON SOILS, MAINTENANCE EXPECTATIONS AND PROPOSED USE OF THE PLANTING AREA.
 - 9.2.17. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
 - 9.2.18. ALL PLANTING AREAS TO RECEIVE "Z" DEPTH APPROVED MULCH.
 - 9.2.19. CONTACT THE FOLLOWING PERSONNEL FOR ASSISTANCE OR INFORMATION: DSD PERMIT CENTER - (425) 837-3100.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

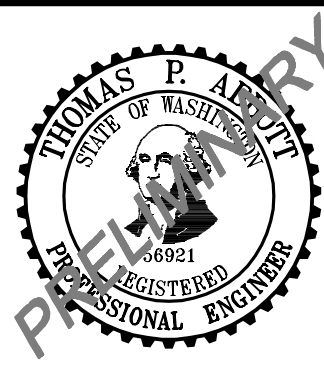
[illegible]

LDC	Surveying Engineering Planning	
	Kent	Olympia
	Woodinville 2037-10 142nd Avenue NE Woodinville, WA 98072	
T 425.806.1869	www.LDCorp.com	F 425.462.2893

DR HORTON

PARKLAND HEIGHTS

NOTES AND DETAILS



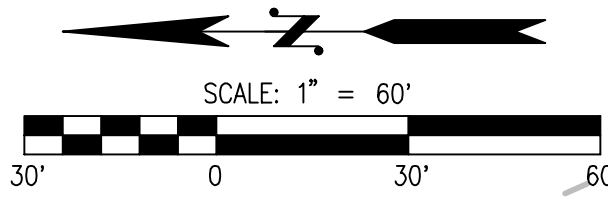
JOB NUMBER:	C21-124
DRAWING NAME:	C21124P-RD-DT
DESIGNER:	TPA
DRAFTING BY:	RCR
DATE:	6-25-21
SCALE:	AS NOTED
JURISDICTION:	ISSAQUAH

DT-01

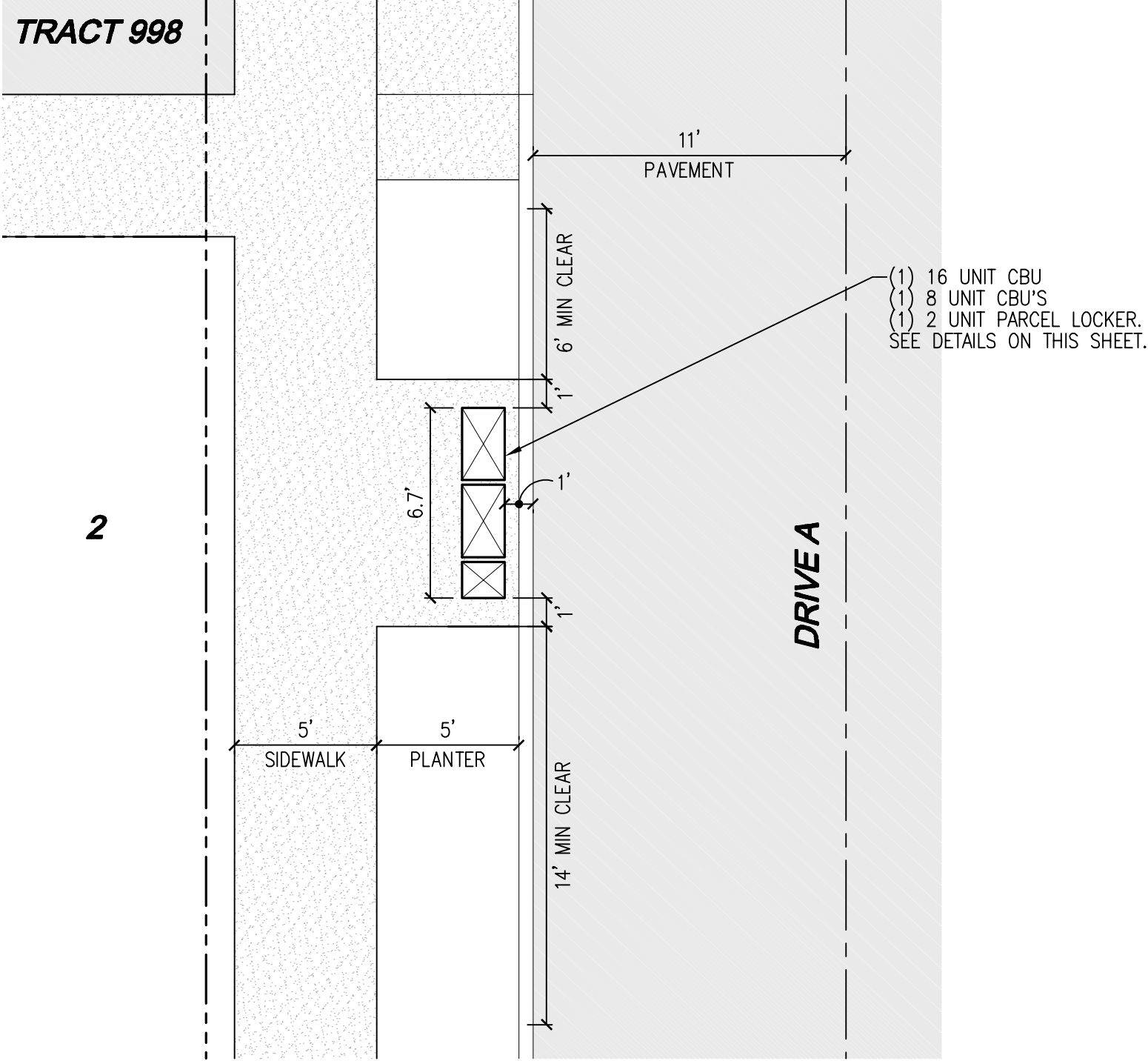
SHEET **12** OF **12**

LEGEND

DEVELOPER TO SUPPLY AND INSTALL 1 TYPE II (16-UNIT) CBU, 1 TYPE II (8-UNIT) CBU AND 1 (2-UNIT) PARCEL LOCKER. CBU'S AND PARCEL LOCKER TO BE FACING STREET WITH FRONT LOCATED 12" FROM EDGE OF PAVEMENT.

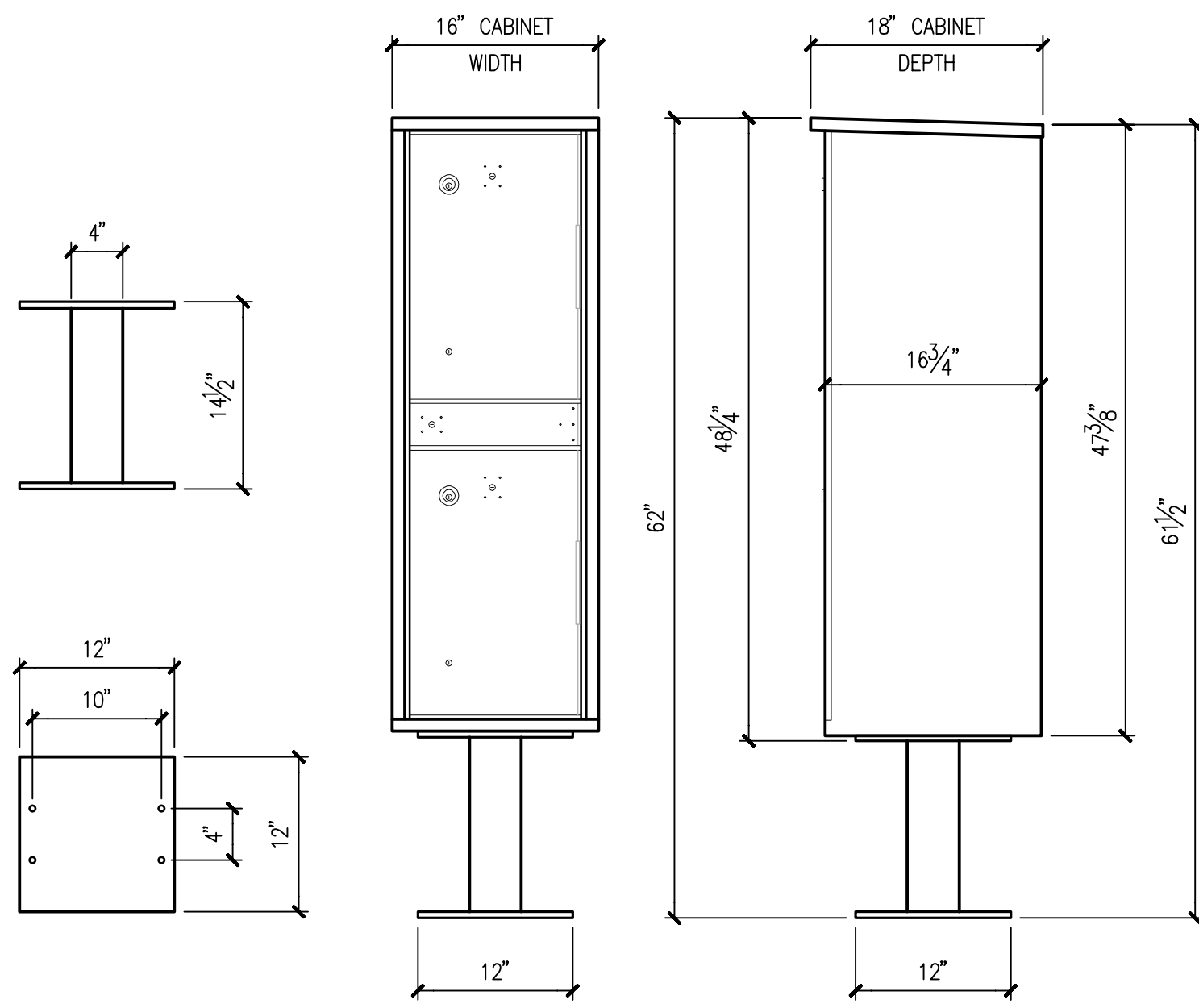


TRACT 998



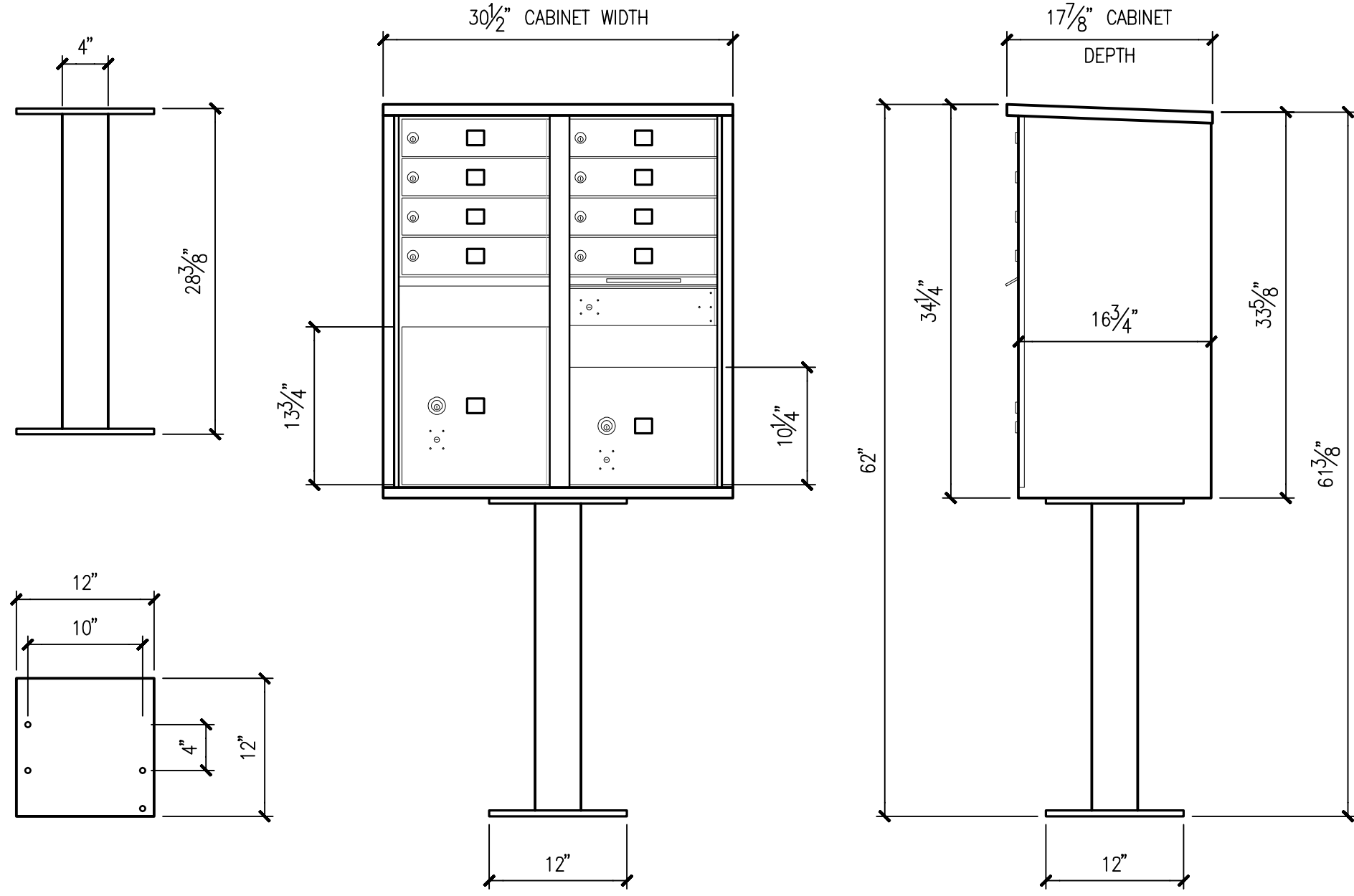
CBU PLACEMENT DETAIL

SCALE: 1"=5'



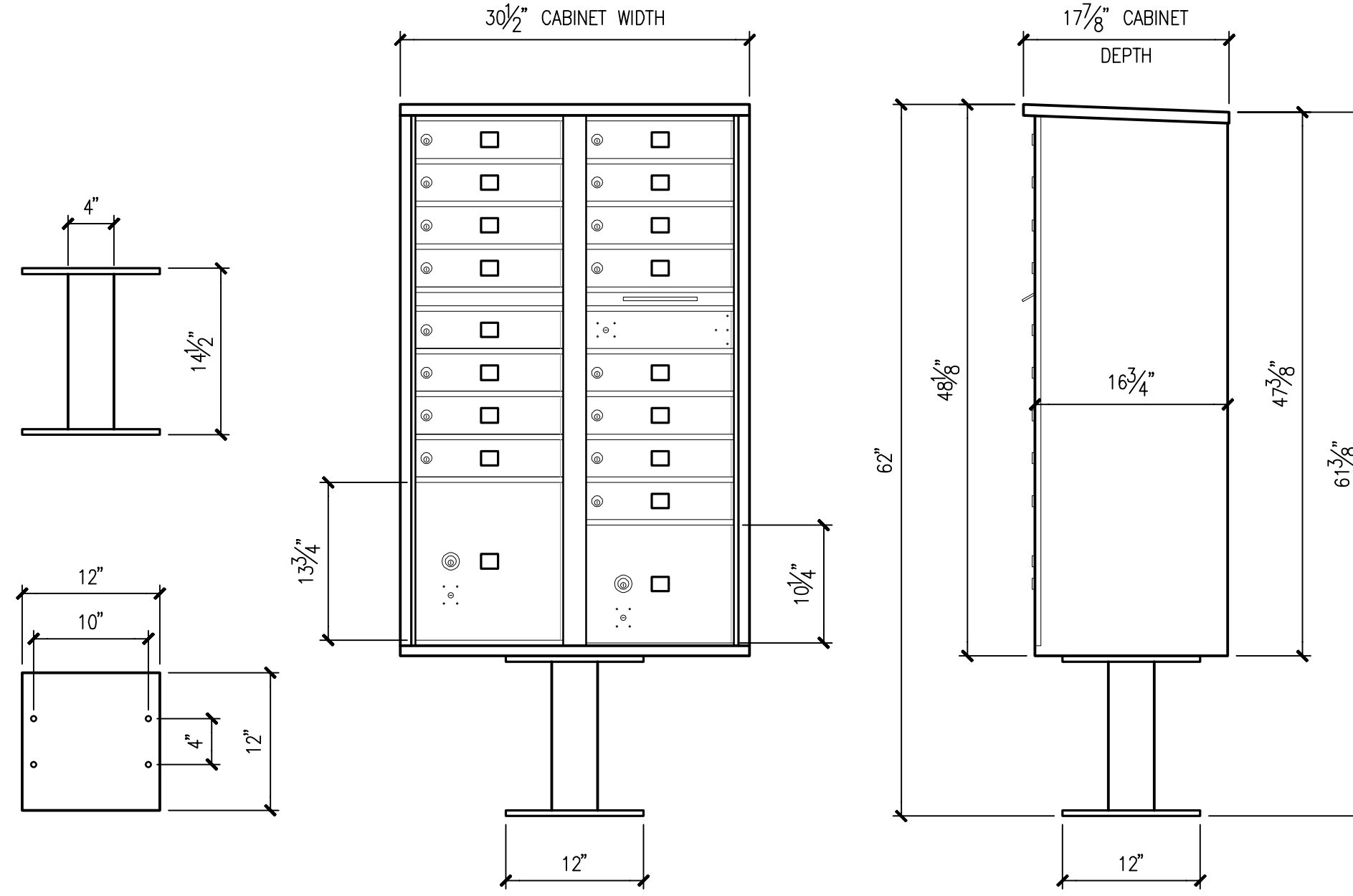
2 UNIT PARCEL LOCKER DETAIL

NOT TO SCALE



8 UNIT CBU DETAIL

NOT TO SCALE



16 UNIT CBU DETAIL

NOT TO SCALE

UTILITY NOTE

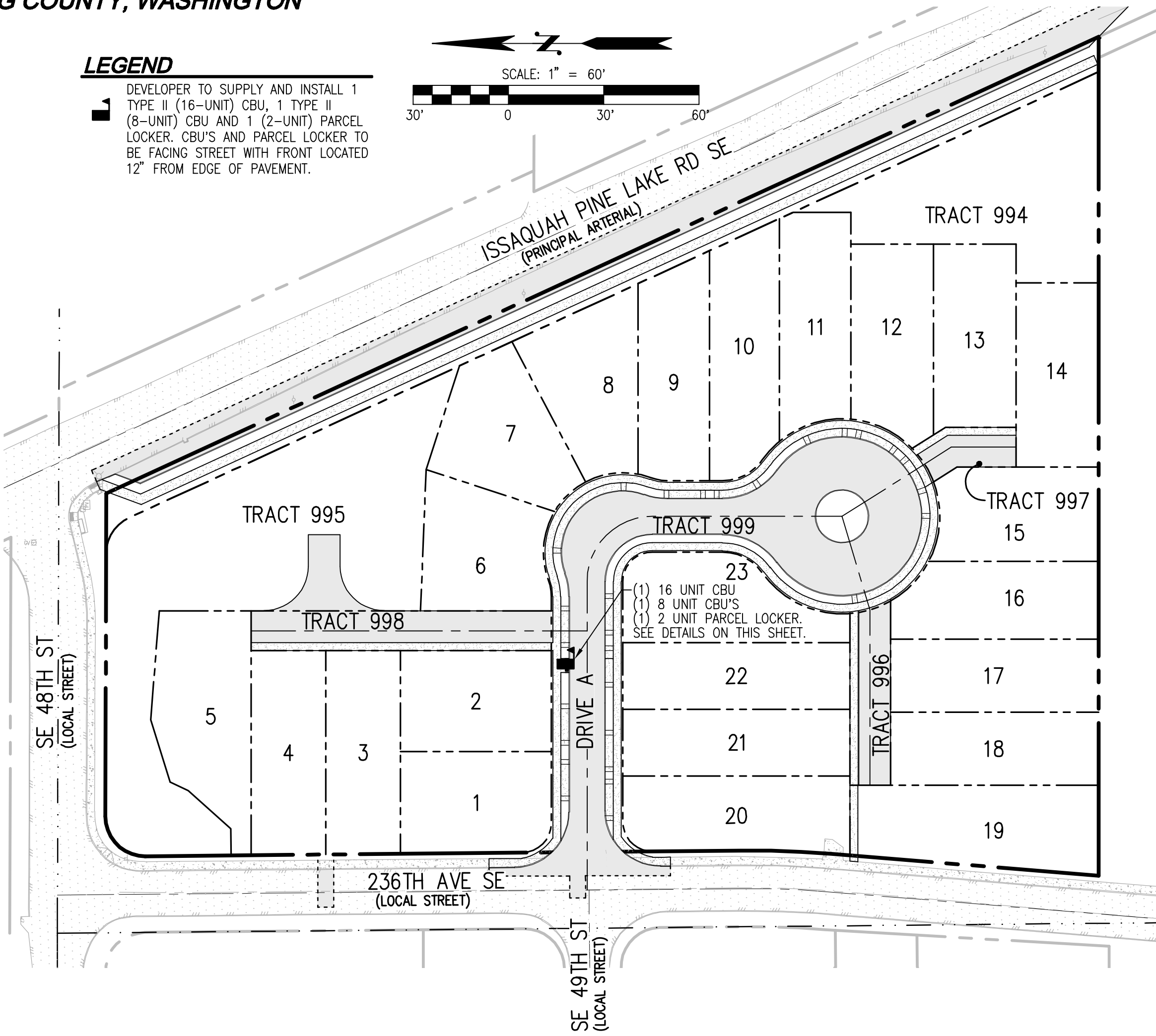
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center



REVISIONS

DESCRIPTION

NO.

DATE

REVISED PER CITY 1ST COMMENTS

BY

TPA

Surveying
Engineering
Planning

LDC

Olympia

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072

Kent

T 425.806.1869

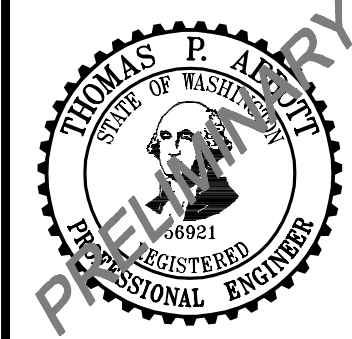
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DR HORTON

PARKLAND HEIGHTS

MAILBOX PLAN



JOB NUMBER: C21-124
DRAWING NAME: C21124P-MB-PL
DESIGNER: TPA
DRAFTING BY: RCR
DATE: 6-25-21
SCALE: AS NOTED
JURISDICTION: ISSAQUAH

MB-01

SHEET 1 OF 1